

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 21st day of April, 2023, in the cause wherein Suncoast Schools Federal Credit Union, was Plaintiff, and Margaret M Eickhoff and Dale Eickhoff, was Defendant, being case number 51-10-CA-6682-WS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Margaret M Eickhoff and Dale Eickhoff, in and to the following described property, to wit:

One Gray 2017 Nissan Altima
VIN #1N4AL3AP9HC298623

I shall offer this property for sale "AS IS" on November 1, 2023, 10:00am, or as soon thereafter as possible, at Crocket's Towing 13601 US-41, Spring Hill, FL 34610 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

KASS SHULER PA

PO Box 800
Tampa, FL 33601
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: /s/ Sgt. John Dill
Sgt. John Dill Deputy Sheriff
Sept. 29; Oct. 6, 13, 20, 2023

23-01644P

FIRST INSERTION

NOTICE OF POLICY DEVELOPMENT BY THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, The Preserve at South Branch Community Development District ("the District") hereby gives notice of its intent to adopt a proposed Policy Relating to Parking and Towing Enforcement (the "Parking Policy") relating to on-street parking, overnight parking and parking enforcement on District property and a proposed Policy Relating to use of District Common Areas and Community Facilities (the "Common Areas Policy") (collectively, the "Policies").

The purpose and effect of the proposed Policies are to provide for proper and efficient operations of the District by setting policies for parking and for the uses of District property in order to maintain the health, safety, and welfare of the District, its residents, and the public. Specific legal authority for the proposed Policies and the adoption of the proposed Rules includes, without limitation, Sections 120.54, 190.011(5), 190.011(15), 190.012, and 715.07, Florida Statutes. The specific laws implemented in the proposed Policies include, without limitation, Sections 190.011(5), 190.012(2), 190.012(3), 190.041, and 715.07, Florida Statutes.

A public hearing on the adoption of the proposed Policies will be conducted by the District on Tuesday, November 7, 2023 at 9:00 a.m. at The Residence Inn, 2101 Northpoint Parkway, Lutz, FL 33558. A copy of the proposed Policies may be obtained by contacting the District Manager at Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132.

Tish Dobson, District Manager

The Preserve at South Branch Community Development District
September 29, 2023

23-01649P

FIRST INSERTION

Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Your Excel Experts located at 10718 Penny Gale Loop, in the County of Pasco, in the City of San Antonio, Florida 33576 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at San Antonio, Florida, this 22nd day of September, 2023.
A2G2 BOOKKEEPING LLC
September 29, 2023

23-01648P

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 10/13/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 GUER mobile home bearing vehicle identification numbers GDLFCFL1270557A and GDLFCFL1270557B and all personal items located inside the mobile home. Last Tenant: Angelo Rocco Jr., Estate of Angelo Rocco Jr., and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Angelo Rocco Jr. Sale to be held at: Suncoast Gateway, 6010 Ridge Road, Port Richey, Florida 34668, (727) 842-5818.
Sept. 29; Oct. 6, 2023

23-01653P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
The following personal property of Normand Edward Chandonnet will on October 24, 2023 at 8:00 AM at 36006 SR 54 West, Zephyrhills, Pasco County, FL 33541, be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109.

HOLL 1973 Mobile Home
VIN - 6017728
TITLE - 5823012
Prepared by Tracy McDuffie, 1003 W Cleveland St, Tampa, FL 33606
Sept. 29; Oct. 6, 2023

23-01638P

FIRST INSERTION

Notice is hereby given that TANIA MARRERO GONZALEZ, OWNER, desiring to engage in business under the fictitious name of VLANIA'S ARTS AND CRAFTS located at 11525 OLD LAKELAND HWY, DADE CITY, FLORIDA 33525 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 29, 2023

23-01651P

FIRST INSERTION

NOTICE OF ACTION FOR
Service by Publication
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 23-DR-003582
Division: Section E

TABITHA and AARON SMITH,
Petitioner
and
THEDA STIVERS
Respondent.
TO: (name of Respondent)
Giovanny Salguero
(Respondent's last known address)
Costa Rica

YOU ARE NOTIFIED that an action for Petition for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Tabitha and Aaron Smith care of their attorney Myers Law, PA, whose address is 3419 Brook Crossing Drive Brandon, FL 33511, on or before thirty days from the expiration of this posting, and file the original with the clerk of this Court at West Pasco Judicial Center 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. on or before October 29, 2023

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: SEP 20 2023.

Nikki Alvarez-Sowles, Esq.,
Clerk & Comptroller
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Conniejo Makowski
(Deputy Clerk)
Sept. 29; Oct. 6, 13, 20, 2023

23-01639P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001303-WS
IN RE: ESTATE OF JOHN M. VAONAKIS
Deceased.

The administration of the estate of JOHN M. VAONAKIS, deceased, whose date of death was December 15, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 29, 2023.

Personal Representative:
/s/ Laura Mottola
Laura Mottola
104 Rose Drive
Bayville, New Jersey 08721

Attorney for Personal Representative:
/s/ Brian Arrighi
Brian D. Arrighi, Esq., Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tonic Drive, Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (813) 377-2892
E-Mail: service@northtampalawgroup.com
Secondary E-Mail: brian@northtampalawgroup.com
Sept. 29; Oct. 6, 2023

23-01641P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000106CPAXWS
Division: Probate
IN RE: ESTATE OF ROBERT LLOYD FRENCH
Deceased.

The administration of the estate of Robert Lloyd French, deceased, whose date of death was October 28, 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 29, 2023.

Personal Representative:
/s/ Susan G. French
Susan G. French
13106 Shadberry Lane
Hudson, Florida 34667

Attorney for Personal Representative:
/s/ Douglas J. Amidon
Douglas J. Amidon, Attorney
Florida Bar Number: 0010146
7204 Massachusetts Ave.
NEW PORT RICHEY, FL 34653
Telephone: (727) 834-9500
Fax: (727) 834-9501
E-Mail: djaesq@tampabay.rr.com
Secondary E-Mail: djaesq@att.net
Sept. 29; Oct. 6, 2023

23-01634P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-985
IN RE: ESTATE OF SONYA D. NEWMAN,
Deceased.

The administration of the estate of SONYA D. NEWMAN, deceased, whose date of death was February 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 29, 2023.

DANIEL JACKSON
Personal Representative
1117 Staab Road, Lot 98
Strattanville, PA 16258

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
Sept. 29; Oct. 6, 2023

23-01652P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001441
IN RE: ESTATE OF ANNA C. YOUNGSTER
a/k/a ANNE C. YOUNGSTER,
Deceased.

The administration of the Estate of ANNA C. YOUNGSTER a/k/a ANNE C. YOUNGSTER, Deceased, whose date of death was April 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is: 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 29, 2023.

Personal Representative:
BRETT YOUNGSTER
3915 Misty Court
Land O'Lakes, FL 34639

Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN# 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
Sept. 29; Oct. 6, 2023

23-01645P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2023-CP-1374
IN RE: ESTATE OF MATTHEW JOSEPH TAHERI
Deceased.

The administration of the estate of Matthew Joseph Taheri, deceased, whose date of death was April 27, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 29, 2023.

Personal Representative:
Kelly Aileen Taheri
22937 Killington Blvd
Land O' Lakes, FL 34639

Attorney for Personal Representative:
Lawrence I. Garbuz, Esq.
Florida Bar No. 115843
Lewis and Garbuz, P.C.
60 East 42nd Street, Suite 4700
New York, New York 10165
212-867-9140
Lawrence@LewisGarbuz.com
Sept. 29; Oct. 6, 2023

23-01646P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
File No. 2023-CP-001417
Division: Probate
IN RE: ESTATE OF BONNIE J. GANFIELD
DECEASED.

The administration of the Estate of Bonnie J. Ganfield, deceased, File Number 2023-CP-001417, is pending in the Circuit Court for Pasco County, Florida, 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 claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: September 29, 2023.

Ancillary Co-Personal Representative:
/s/ Chad Ganfield
(Sep. 19, 2023 14:39 CDT)
Chad G. Ganfield
14034 Adrian Court
Rosemount, Minnesota 55068

/s/ Jacob Ganfield
(Sep. 20, 2023 10:28 CDT)
Jacob D. Ganfield
363 Saratoga Street South
St. Paul, Minnesota 55105

Attorney for Ancillary Co-Personal Representative:
/s/ Morgan M. McQueen
Morgan M. McQueen, Esq.
Florida Bar No. 1026045
Legacy Protection Lawyers, LLP
100 - 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
Email:
Morgan@LegacyProtectionLawyers.com

Sept. 29; Oct. 6, 2023

23-01633P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 13-CP-001300
IN RE: ESTATE OF HAZEL B. DUPREE,
Deceased.

The administration of the estate of HAZEL B. DUPREE, deceased, Case No: 23-CP-001300 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 Representatives and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) 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 decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 29, 2023.

/s/ Pamela L Valenti
PAMELA LEE VALENTI,
Personal Representative
GLEN R. LANSKY, ESQUIRE
Fla. Bar No: 985392
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992

LANSKY LAW GROUP
5476 Lithia Pinecrest Road
Lithia, Florida 33547
Telephone: 813-657-1995
Email:
litigation@lanskylawgroupfl.com
Counsel for Petitioner
Sept. 29; Oct. 6, 2023

23-01640P

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 23-CC-000811
VILLAGE WOODS CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA MURRAY, DECEASED;
AND UNKNOWN TENANT(S),
Defendant.

TO: UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, AS SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA MURRAY, DECEASED

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

Unit A, Building 12, VILLAGE WOODS PHASE II, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1082, Pages 1933-1999, et seq., and as it may be amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

A/K/A 7610 Danube Drive, Bayonet Point, FL 34667.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 21st day of September, 2023

NIKKI ALVAREZ SOWLES
 Circuit and County Courts
 (SEAL) By: /s/ Brooklyn Horner
 Deputy Clerk

MANKIN LAW GROUP,
 Attorneys for Plaintiff
 2535 Landmark Drive, Suite 212,
 Clearwater, FL 33761
 Sept. 29; Oct. 6, 2023 23-01635P

FIRST INSERTION

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

2022CA002529CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A HUNT, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 14, 2023, and entered in 2022CA002529CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM A. HUNT A/K/A WILLIAM HUNT, DECEASED; TAMMY HUNT-DAVIS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1435, BEACON WOODS VILLAGE SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 31 THROUGH 33,

OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 8316 CAVALRY DR, HUDSON, FL 34667

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

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

Dated this 21 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
 22-053699 - GrS
 Sept. 29; Oct. 6, 2023 23-01642P

FIRST INSERTION

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

2022CA001623CAAXES
PLANET HOME LENDING, LLC,
Plaintiff, vs.
JENNIFER L. KISSER; UNKNOWN SPOUSE OF JENNIFER L. KISSER; HERBERT WAYNE SPARKMAN; UNKNOWN SPOUSE OF HERBERT WAYNE SPARKMAN; STATE OF FLORIDA, DEPARTMENT OF REVENUE; PASCO COUNTY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 5, 2023 and entered in Case No. 2022CA001623CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and JENNIFER L. KISSER; UNKNOWN SPOUSE OF JENNIFER L. KISSER; HERBERT WAYNE SPARKMAN; UNKNOWN SPOUSE OF HERBERT WAYNE SPARKMAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; PASCO COUNTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM at 11:00 A.M., on October 23, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 34, CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT

80 FEET SOUTH AND 225 FEET WEST OF THE NORTH-EAST CORNER OF TRACT 40, THENCE RUN WEST 165 FEET, THENCE RUN SOUTH 70 FEET, THENCE RUN EAST 165 FEET, THENCE RUN NORTH TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH 2002 MOBILE HOME BEARING VIN # C1610596PA, TITLE NO. 85634314 AND VIN # C1610596PB, TITLE NO. 85633821

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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 27th day of September 2023.

/s/ Marc Granger
 Marc Granger, Esq.
 Bar No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 22-00293 PHL
 V6.20190626
 Sept. 29; Oct. 6, 2023 23-01654P

FIRST INSERTION

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

Case No. 2018CA001233CAAXES
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11,
Plaintiff, vs.
Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA001233CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11 is the Plaintiff and Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 17th day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 674, NORTH GROVE ADDITION TO LAKE PADGETT ESTATES COMMENCE 2177.92 FEET SOUTH AND 2224.18 FEET EAST OF THE NW CORNER OF SECTION 19, TOWNSHIP 26 SOUTH RANGE 19 EAST, THENCE SOUTH 88

DEGREES 36'11" WEST 93.07 FEET, THENCE SOUTH 1 DEGREE 31'18" WEST 143.76 FEET, THENCE SOUTH 89 DEGREES 00'35" EAST 93 FEET, THENCE NORTH 1 DEGREE 30'13" EAST 147.64 FEET TO THE POINT OF BEGINNING, KNOWN AS LOT 674 NORTH GROVE ADDITION TO LAKE PADGETT ESTATES, PASCO COUNTY, FLORIDA.

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

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

Dated this 20th day of September, 2023.

BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By: /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 17-F02653
 Sept. 29; Oct. 6, 2023 23-01632P

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.:

2023CA000345CAAXWS
MICHIGAN MUTUAL INC.
Plaintiff(s), vs.
ROBERT A SHEERAN; SIGNA R SHEERAN; THE UNKNOWN SPOUSE OF ROBERT A. SHEERAN; THE UNKNOWN SPOUSE OF SIGNA R. SHEERAN; LORRAINE CABRERA; RAFAEL CABRERA; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
 TO: LORRAINE CABRERA
 LAST KNOWN ADDRESS: PP8 CALLE ROSA DE LOS VIENTOS, DORADO, PR 00646
 CURRENT ADDRESS: UNKNOWN
 TO: RAFAEL CABRERA
 LAST KNOWN ADDRESS: PP8 CALLE ROSA DE LOS VIENTOS, DORADO, PR 00646
 CURRENT ADDRESS: UNKNOWN

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: LOT 119, HUDSON BEACH ESTATES UNIT NO. 3 - 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 13839 Sommers Avenue, Hudson, FL 34667
 You are required to file a written response 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 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 the 21st day of September, 2023.

CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) BY: /s/ Brooklyn Horner
 Deputy Clerk

Padgett Law Group
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 attorney@padgettlawgroup.com
 TDP File No. 22-010940-I
 Sept. 29; Oct. 6, 2023 23-01636P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021-CA-002477

PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
LUIS CARLOS VILLALTA, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on November 7, 2023, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 459, EMBASSY HILLS UNIT THREE, according to the map or plat thereof as recorded in Plat Book 11, Page 119, of the Public Records of Pasco County, Florida.
 Property Address: 7121 Oakshire Dr, Port Richey, FL 34668

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

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

FIRST INSERTION

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

2023CA000189CAAXWS
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Gerard H Kunnemann, Jr a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerald H. Kunnemann a/k/a Gerald H. Kunnemann, Jr., et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000189CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Gerard H Kunnemann, Jr a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerald H. Kunnemann, Jr. a/k/a Gerald H. Kunnemann, Jr.; Unknown Spouse of Gerald H. Kunnemann, Sr; Pasco County Board Of County Commissioners (Community Development Division) are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 11th day of December, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 73, VIRGINIA CITY UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF OS

RECORDED IN PLAT BOOT 12, PAGE 113, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 20th day of September, 2023.

BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By: /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 22-F01835
 Sept. 29; Oct. 6, 2023 23-01631P

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SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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: 23-01590P

SECOND 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

SECOND INSERTION

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 ITE3B6400E1002106 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

SECOND 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-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, 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-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPL1, 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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000122TDAXXX
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 #: 1911704
Year of Issuance: 06/01/2020
Description of Property: 31-26-16-0120-00A00-0125 PAPPAS COLONY SUB PB 5 PG 4 PORTION LOTS 11 & 12 BLOCK A DESC AS COM INT W R/W LN US 19 & N BDY LN LOT 12 TH S01DEG 21' 42"W 15.00 FT FOR POB TH CONT ALG W R/W LN US 19 S01DEG21' 42"W 140.00 FT TH N88DEG38' 18"W 175.00 FT TH N01DEG21' 42"E 155.00 FT TO N BDY LN LOT 12 TH S88DEG38' 18"E 155.00 FT TH S51DEG46' 06"E 25.00 FT TO POB OR 9121 PG 3305
Name(s) in which assessed: 1217 US HWY 19 CROSSING LLC KEVIN HUBBART REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on 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 23-01587P

SECOND 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

THIRD 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

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

Q&A
What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 2023-CP-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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed
2023XX000079TDAXXX
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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed
2023XX000140TDAXXX
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:
16-25-17-0090-4100-0620
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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.realeforeclose.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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP00149CPAXES 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, 2023 23-01626P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 23-CP-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, 2023 23-01611P

SECOND 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 UN-REC 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

SECOND INSERTION

Notice of Application for Tax Deed 2023XX000137TDAXXX

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

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. 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,

SECOND INSERTION

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

CASE NO. 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.realtaxdeed.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

SECOND INSERTION

ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.pasco.realtaxdeed.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 / TMI
 September 22, 29, 2023 23-01614P

SECOND INSERTION

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

CASE NO.: 51-2021-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.realtaxdeed.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
 Service: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida Bar # 106621
 Justin Ritchie, Esq.
 CT - 21-007929
 September 22, 29, 2023 23-01623P

SECOND 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)

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

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
 A PORTION OF TRACT 88, ZEPHYRHILLS COLONY LANDS, SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 116.50 FEET OF TRACT 88, SECTION 10, TOWNSHIP 26 SOUTH, RANGE 21 EAST, LESS THE WEST 135.00 FEET THEREOF AND LESS THE SOUTH 10.00 FEET THEREOF FOR ROAD RIGHT OF WAY.
 more commonly known as 5233

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

SECOND 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.realtaxdeed.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 CORMORANT 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 accor-

dance 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

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. 2022CA000470CAAXES
Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff, vs.

Joan Day, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000470CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company is the Plaintiff and Joan Day; Unknown Spouse of Joan Day are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 26th day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

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

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

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 19th day of September, 2023.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F00373
September 22, 29, 2023 23-01624P

SECOND 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 SUB-DIVISION, 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

SECOND 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 or on 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

SECOND 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. of 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: flmail@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

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-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

SECOND 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 the 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

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1912081
Year of Issuance: 06/01/2020
Description of Property:
24-26-15-0030-00001-0740
BEACON SQUARE UNIT 9 PB 9
PGS 42-43 LOT 1074

Name(s) in which assessed:
KIMBERLY JACKSON HASSAN ET AL
KIMBERLY JACKSON-HASAN
WILLIAM ANTHONY BURGER
GREGORY EDWARD BURGER
EUGENE CHARLES LEE

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
23-01591P

SECOND INSERTION

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

2022CA000440CAAXWS

MIDFIRST BANK

Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROBERT RAYMOND RACINE; DANIEL TYSIN RACINE A/K/A DANIEL RACINE, DECEASED, ET AL.

Defendants.

TO: VICTORIA RACINE, Current residence unknown, but whose last known address was:
6013 ADAMS ST., NEW PORT RICHEY, FL 34652-2804

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

LOT 26, COLONIALS HILLS, UNIT #1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10/23/2023 or within thirty (30) days after the first publication of this Notice of Action,

SECOND INSERTION

Notice of Application for Tax Deed
2023XX000121TDAXXX

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 #: 1904427
Year of Issuance: 06/01/2020
Description of Property:
26-25-18-0070-01100-0230
CONNERTON VILLAGE ONE
PARCEL 103 PB 52 PG 118
BLOCK 11 LOT 23 OR 9451 PG 2435

Name(s) in which assessed:
RAMOS & RAMOS
INVESTMENT GROUP LLC
CARLOS A OSORNO
REGISTERED AGENT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on 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
23-01586P

and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

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

Nikki Alvarez-Sowles, Esq. - AES
Clerk of the Circuit Court
(SEAL) BY: /s/ Y. Amburgey
Deputy Clerk

eXL Legal, PLLC,
Plaintiff's attorney
12425 28th Street North,
Suite 200,
St. Petersburg, FL 33716
1000007442
September 22, 29, 2023 23-01621P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 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 Reafforeclose.com, 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: (95



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

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

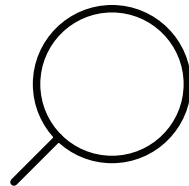


Citizens continue to learn about vital civic matters from newspaper notices.

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

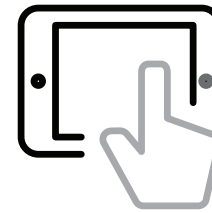
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

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