

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 24, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

01019 - Klein, John; 01021 - James, Lydia; 01050 - Lee, Janis; 02063 - Armstrong, Jeffrey; 03018 - Ball, Aline; 03032 - Nash, Quashauna; 03068 - BALL, ALINE FAITH

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632

Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

093 - SAEZ, MELINDA; 121 - Rodriguez, Vinicio; 161 - Spencer, David; 215 - Aguilar, Benjamin; 267 - Spencer, David; 280 - Spencer, David; 291 - Ramirez, Yecenia; 294 - Hallet, Stephen

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:45 AM

Sale to be held at www.storage-treasures.com.

11062 - Watern, Jessica; 11158 - Hernandez, Alberto; 11187 - Reeves, Christofer; 11195 - Abell, William; 11209 - Enget, Kendra; 11224 - Green, LaQuana; 11267 - Nightingale, Misty; 11273 - williams, Tamara; 12095 - Smith, Dylan; 12138 - Cline, Kristen; 12180 - Ovit, Richard; 12196 - Blanton, Amanda; 12213 - Schettino, Theresa; 12216 - Garcia, Juan; 12266 - Malin, Mary; 12285 - Knispel, John; 13001 - Ruer, Joshua; 13034 - MEIER, STEPHANIE; 13104 - Ryder, Wendy; 13213 - Wheeler, Dovie; 13309 - Kennedy, Mary; B106 - Maske, Alyssa; B141 - Collins, Derrick; B159 - Ortiz, Dunia; B172 - Gillem, Jasmine; B210 - Brazill, Katelynn; B221 - Smith, Jhakheem; B243 - Michael Atkins online sales Atkins, Michael; D102 - Johnston, Jordyn; D108 - allen, linda; D155 - Minges, Selena; D163 - gomez, Nairin; D221 - Cole Sr, Christopher; D235 - odonell, jeffrey; D262 - House, Breanne; D314 - Rios, Anna; D324 - Jones, Phillip; D327 - Perea, Luis; D339 - Ruiz, Michelle

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Time: 11:30 AM

Sale to be held at www.storage-treasures.com.

1106 - Libre, Gloria Angela; 1326 - Brouillard, Michael; 1610 - Singh, Navita; 2023 - Johnson, James

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 11:45 AM

Sale to be held at www.storage-treasures.com.

A0005 - voncanon, emily; A0007 - Maldonado, Beatriz; A0028 - VALLIANOS, DENNIS; A0038 - Habermehl, Tiffany; A0067 - Andrews, Susan; B0001 - Wingo, Tim; B0004 - Minic, Alice; B0005 - Minic, Alice; C1031 - Fisher, Cindy; C1033 - Rodriguez, Hector; C2015 - Hart, Christina; C2016 - Champlain, Miranda; D0003 - Brianas, Penelope; E1128 - Barnes, Kenneth; E1144 - Perreta, Thomas; E1205 - Ashton, Tony; E1230 - Schatzer, Steve; E1232 - osorno, Jonathan; E1239 - Perreta, Thomas; E1242 - Setters, Jordan; E2216 - Sharpe, Dennis; E2280 - Ruiz, Felix; E2315 - Johnson, Erik; E2331 - Kabia, Alfred; E2339 - Coleman, Lillian; E2371 - Lindsey, Richard

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

Time: 12:00 PM

Sale to be held at www.storage-treasures.com.

0A122 - Hudson, Jordan; 0A171 - Nycz, Daniel; 0A213 - calcasola, Jennifer; 0B032 - Ouellette, Lionel; 0B058 - Mason, Jim; 0C016 - Beall, Korey; 0C110 - Northcott, Chelsea; 0C120 - Sloan, Joshua; 0D018 - Jackson, Johnny; 0E183 - Karnow, Ciarra

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 12:15 PM

Sale to be held at www.storage-treasures.com.

019 - Franks, Crystal; 072 - Johnson, Akira; 158 - Mcelroy, Vincent; 199 - Atkinson, Michael; 223 - Burruss, Wendi; 288 - Seratt, Brett; 388A - Galanos, Terry; 407 - Ferrera, Crystal; 452 - Moorehead, Susan; 488 - George, Aimee; 531 - Marsden, Ricky; 563 - eurbn, terri; 606 - butterfield, Lawado

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Time: 12:30 PM

Sale to be held at www.storage-treasures.com.

1013 - Volts Electric Lagares, Dennis; 1024 - urbano, Alfred; 1054A - perez, Anthony; 1064 - Swanson, Derek; 1074 - Richardson, Cassandra; 1075 - Richardson, Cassandra; 1090 - Driver, Charles; 1115 - Lavarco, Salvatore; 1117 - Ladolt, Stacey; 1143 - Hensley, Billy; 1158 - Holloway, Jessica; 1194 - Espinosa, Daniel; 1196 - Pence, Julian; 2024 - tuttle, john; 2036 - files, Tydeus; 2072 - Edmonds, Aubree; 2080 - Harrelson, Nicole; 2084 - Bunkoff, Joelle; 2101 - Dimick, Cohleen; 2104 - Verde, Anthony; 2116 - Salerno, Sal; 2118 - RODRIGUEZ, RAFAEL A; 2153 - Cotman, Reginal; 2175 - Stawski, Stephen; 2177 - barker, Johnathan; 2209 - Brothers, Jane; 2232 - MUNIZ, ISRAEL; 2263 - Walls, Sharon; 3023 - Brito, lazaro; 3033 - Woody, Nakiah; 3068 - Robinson, Talia; 3085 - Shaffer, Krysten; 3107 - Johnson, Nicholas; 3125 - Sefton, Anthony; 3138 - Reiman, Ashley; 3143 - baker, Christopher Lee; 3148 - Rankin, Peter; 3189 - Padilla, Selina; 3237 - Bass, Sophia; 3275 - Hardy, Olivia; 3282 - Johnson, Victor; 3323 - Tormey, Jason; 3331 - Dowd, Patrick

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

October 6, 13, 2023

23-01678P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 880232 from JP Land Holdings, LLC, 1316 W Swann Ave, Tampa, FL 33606. Application received: 10/3/2023. Proposed activity: Collector roadway. Project name: Magnolia Island Boulevard. Project size: 12.80 acres Location: Section(s) 24, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of a previously permitted project, which has an ERP No. 43045478.001.

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

October 6, 2023

23-01693P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 24, 2023, for Castle Keep Mini Storage - Castle Keep at www.StorageTreasures.com bidding to begin on-line October 13, 2023, at 6:00am and ending October 24, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Table with 3 columns: Name, Unit, and Date/Time. Includes entries for Bruce Harvey (A042), Isabella McCullough (G026), Marilyn Reich (B008), Jennifer Wong Nadeau (H003), and October 6, 13, 2023 (23-01690P).

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 24, 2023, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line October 13, 2023, at 6:00am and ending October 24, 2023, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Table with 3 columns: Name, Unit, and Date/Time. Includes entries for Marianne Geidel (299), Matthew Owen (217), Michel Rabbat (323), Destany Sparks (59), and October 6, 13, 2023 (23-01686P).

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, October 17, 2023, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager Governmental Management Services - Tampa, LLC October 6, 2023 23-01657P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE POLICY RELATING TO PARKING AND TOWING ENFORCEMENT AND POLICY RELATING TO USAGE OF CDD COMMON AREAS AND COMMUNITY FACILITIES OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

Public hearings will be conducted by the Board of Supervisors (the "Board") of The Preserve at South Branch Community Development District (the "District") on Tuesday, November 7, 2023 at 9:00 a.m. at The Residence Inn, 2101 Northpoint Parkway, Lutz, FL 33558. A regular board meeting of the District will also be held at that time where the Board may consider any and all business which may properly come before it.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives notice of its intent to adopt a proposed Policy Relating to Parking and Towing Enforcement (the "Parking Policy") 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 operation of District property and to maintain compliance with applicable law. The Policies may address the following relating to parking on District property: (i) hours when on-street parking is permitted; (ii) locations where on-street parking is prohibited; (iii) prohibition on overnight street parking and (iv) providing towing/removal procedures. The Policies may address the following relating to use of District Common Areas and Community Facilities: (i) code of conduct; (ii) permitted and prohibited activities; (iii) reservations and rentals. The public hearings will provide an opportunity for the public to address proposed Policies. At the conclusion of each hearing, the Board shall, by resolution(s), adopt the proposed Policies as finally approved by the Board of Supervisors. Prior notice of policy development was published in Business Observer (Pasco) on September 29, 2023.

Specific legal authority for the proposed Policies and the adoption of the proposed Policies 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 Rules include, without limitation, Sections 190.011(5), 190.012(2), 190.012(3), 190.041, and 715.07, Florida Statutes.

The public hearings and regular meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed Policies and/or agenda may be obtained by contacting the District Manager at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132. The public hearings and/or meeting may be continued to a date, time and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the public hearings and/or meeting, one or more Supervisors may participate by speaker telephone or other electronic means.

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

Tish Dobson, District Manager The Preserve at South Branch Community Development District October 6, 2023 23-01656P

FIRST INSERTION

NOTICE OF WORKSHOP & NOTICE OF BOARD OF SUPERVISORS MEETING DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a workshop meeting on Tuesday, October 10, 2023, at 6:00 PM at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639. One or more Board members may be present at the workshop and may participate in the discussions. A regular board of supervisors meeting will be held directly after. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC October 6, 2023 23-01671P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 879923 from Double Branch Dev, Inc, 400 Crown Oak Centre Drive, Longwood, FL 32750. Application received: 9/28/2023. Proposed activity: Roadway and Infrastructure. Project name: Pasco Town Center McKendree Road 1st Extension. Project size: 11.70 acres Location: Section(s) 8, 9, 16, 17, Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of Application ID No. 872435.

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

October 6, 2023 23-01687P

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 Living Young Center located at: SEQ of SR 54 & Gunn Highway, Unit #4 in the county of Pasco in the city of Odessa, FL 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lutz, Florida, this 27th day of September, 2023.

OWNER: AMP FLORIDA P.A. 3500 Maple Ave., Suite 1600 Dallas TX 75219 October 6, 2023 23-01660P

FIRST INSERTION

NOTICE OF PUBLIC SALE: GREG RUSSELL TOWING & TRANSPORT gives notice that on 10/28/2023 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

IFTDF172XVNB70910 1997 FORD 1HGFA16558L056950 2008 HOND ITA144024E1108282 1984 THEU ITA144029E1109590 1984 THEU ITA14402XF3403585 1985 THEU KNDPB3A28D7386643 2013 KIA L5YACBPZ5J136768 2018 ZHNG VVWBA7AJXAW225241 2010 VOLK October 6, 2023 23-01691P

FIRST INSERTION

Notice is hereby given that SAL R CUSUMANO JR, OWNER, desiring to engage in business under the fictitious name of SCOOZE NEWS located at 11022 ISLAND PINE DR, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 6, 2023 23-01679P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Insider Mortgage located at 11403 Biddford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of October, 2023.
David Temko
David Temko
October 6, 2023 23-01692P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 10/27/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FL 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
1ftrf12217na51496 2007 ford f150
1c6rr6fg9gs341228 2016 dodge ram
1HGCD725XSA027160 1995 HOND
October 6, 2023 23-01677P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.
51-2023-CP001171-CPAXWS
Division Probate
IN RE: ESTATE OF
JOEL A. PALL
Deceased.

The administration of the estate of Joel A. Pall, deceased, whose date of death was June 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's 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 October 6, 2023.

Personal Representative:
Arleen Krak
9108 Elsa Ct. Unit 173
New Port Richey, Florida 34655
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, Florida 34667
Telephone: (727) 868-2306
Fax: (727) 868-1287
E-Mail: webmaster@beilandhay.com
Secondary E-Mail:
elbeil@beilandhay.com
October 6, 13, 2023 23-01664P

FIRST INSERTION

NOTICE OF PUBLIC SALE
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on October 25th, 2023 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.
U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

B215 Emily Blevins
B2 Marco Cabrera
B396 Patrick Dowd
B4 Kevin Hair
A810AC Mary Powell
B393 Robert Tyrrell
B233 Kendrick Bryant

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

E51 Jennifer Scott
E57 Renardo Almanzar
E65 Jorge Pena Jr.
C207 Gina Chojnowski
E100 Ryan Hortman
E101 Julie Amoriello

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

G68AC Marc Allen
E6 Ernest Babcock
F27 John Bueno
F21 Arthur Jones
C95 Teresa New
October 6, 13, 2023 23-01676P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-001363
IN RE: ESTATE OF
BEVERLY JOYCE GIORDANO
Deceased.

The administration of the estate of Beverly Joyce Giordano, deceased, whose date of death was July 1, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 6, 2023.

Signed on this 29th day of September, 2023.

Terri Ann Levy
3651 Beneraid Street
Land O' Lakes, Florida 34638
CASTAGNA LAW FIRM, P.A.
EDWARD C. CASTAGNA, JR, ESQ.
Druhll Professional Center
611 Druid Road East, Suite 717
Clearwater, FL 33756
FBN: #0198102
Phone: (727)446-6699
Fax: (727)446-3388
Primary Email Address:
eservice.castagnalaw@gmail.com
Attorney for Personal Representative
October 6, 13, 2023 23-01665P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that John Ibrahim will engage in business under the fictitious name KEEP FIT MD, with a physical address 8133 SR 54 New Port Richey, Florida 34655, with a mailing address 8133 SR 54 New Port Richey, Florida 34655, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 6, 2023 23-01661P

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 Hyperion Cards located at 5903 Willow Ridge Dr. APT 103, in the County of Pasco, in the City of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Zephyrhills, Florida, this 28th day of September, 2023.
HYPERION COLLECTIBLE HOLDINGS INC.
October 6, 2023 23-01667P

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

Case No.: 51-2020-DR-003357-ES
SABRINA MOSELEY,
Petitioner,
v.
GARY L HOLLOWAY,
Respondent,

1. The hearing will be held via Zoom video conference on December 8, 2023 at 3:30 p.m.. No account is necessary on Zoom to participate, and the parties may participate by going to <http://www.zoom.us/> and clicking the link to "Join a Meeting" at the scheduled date/time set forth above by using the following meeting ID: 919 9739 2816 and password: 259640. Persons participating in the Zoom hearing without a computer having audio and visual capabilities may appear telephonically for the Zoom hearing by calling +17866351-003,,91997392816*,,*259640* US (Miami) OR +12678310333,,91997392816*,,*259640* US (Philadelphia) and using the same meeting ID with the password.

2. Participants should adhere to the following guidelines for Zoom hearings:
A. This is not a meeting. This is a court hearing. Dress and behave as if you were attending court in person. Pay attention to the time, as there are likely other hearings following yours and the hearing will need to conclude on time.
B. At the start of the hearing all participants will be in a virtual waiting room, and the parties, counsel, and any court reporter, will be admitted in the virtual hearing by the presiding judge upon the start of the hearing.
C. Please "rename" yourself on Zoom to show your actual name, so you can be readily identified by others for your hearing.
D. Any witnesses will be left in the waiting room until such time as they are "called" to testify, at which point they will be admitted to the virtual hearing room.
E. If at any point in a hearing an attorney needs to confer with his/his client separately, they may advise the Court and the presiding judge (if appropriate) will open a "breakout room" and assign the attorney and party to the breakout room for them to have their conversation outside of the presence of the Court and other participants. Similarly, if counsel for all parties need/want to speak together with the Judge without the parties present, they may make such a request and (if appropriate) the Court will open a "breakout room" for that conversation to occur, akin to how

500 East Kennedy Blvd., Suite 200
Tampa, Florida 33602
Primary Email:
stephen@mcintyrefirm.com
Secondary Email:
amanda@mcintyrefirm.com
Telephone: (813) 223-0000
Facsimile: (813) 899-6069
Attorney for the Petitioner
October 6, 13, 20, 27, 2023 23-01688P

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
The date of first publication of this notice is October 6, 2023.

Petitioner:
Rebecca M. Zimmerman
102 Sheri Lane.
Agawam, MA 01001
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdoch, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
October 6, 13, 2023 23-01666P

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 October 6, 2023.

Personal Representative:
/s/ Carla McLoone
Carla McLoone
2908 Hulman Street
Terre Haute, Indiana 47803
Attorney for Personal Representative:
/s/ Charles S. Sacher
Charles S. Sacher, Attorney
Florida Bar Number: 0961876
SACHER LAW FIRM, P.A.
2655 LeJeune Road, Suite 815
Coral Gables, FL 33134
Telephone: (305) 448-3900
Fax: (305) 446-9206
E-Mail: css@sachmarlaw.com
Secondary E-Mail:
e-mail@service@sachmarlaw.com
October 6, 13, 2023 23-01673P

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The date of first publication of this notice is October 6, 2023.

Personal Representative:
/s/ Stephen A. Leal
STEPHEN A. LEAL, ESQ.
Florida Bar No. 937398
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.
500 East Kennedy Blvd., Suite 200
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October 6, 13, 20, 27, 2023 23-01688P

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The date of first publication of this notice is October 6, 2023.

Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 6, 13, 2023 23-01674P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Alanna Vincent will engage in business under the fictitious name CUSTOM CREATIVE CANDLES, with a physical address 4138 Cardoon dr New port richey , Fl 34653, with a mailing address P.O. Box 254 Elfers, Fl 34680, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 6, 2023 23-01662P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sullivan's Boulevard Lounge located at 6210 Grand Boulevard in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of September, 2023.
G&L Business Ventures, Inc.
Eugene A. Sullivan
October 6, 2023 23-01668P

counsel may meet with a Judge in chambers prior to a traditional in-person hearing.
F. The same rules which apply to a hearing in person before the Court, also apply to a video hearing through Zoom.
G. No minor children are permitted to attend, or be present in the room where any participant is attending, the virtual hearing via Zoom. Persons with minor children of the action in the same building where the participant is appearing should take all reasonable steps to insure the minor children are not exposed to the proceedings. Participants may wish to use earbuds or headphones to assist in shielding the children from the litigation.
H. When speaking, remember to look directly at the webcam, not at the screen.
I. Position the camera at your eye level or slightly above eye level, and be mindful of what is behind you as everyone participating in the hearing will be able to see.
J. Check the lighting. Light from a window behind you might blind the camera, making you look dark. Light above you in the center of a room might also cast shadows. Ideally, position a lamp, or sit facing a window, where light is directly on your face.
K. Participants should speak one at a time and pause prior to speaking in case there is any audio/video lag for any other participant(s).
L. Participants are required to mute themselves when not speaking in order to avoid any potential background noise.
M. It is the responsibility of counsel, prior to the scheduled hearing, to insure not only the attorney, but the attorney's client(s) and any witness(es) for their client: (1) have access to Zoom; (2) have access to the exhibits for which they will be testifying; and (3) are familiar with the use of Zoom.
Dated: September 29, 2023
Respectfully Submitted,
/s/ Stephen A. Leal
STEPHEN A. LEAL, ESQ.
Florida Bar No. 937398
McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A.
500 East Kennedy Blvd., Suite 200
Tampa, Florida 33602
Primary Email:
stephen@mcintyrefirm.com
Secondary Email:
amanda@mcintyrefirm.com
Telephone: (813) 223-0000
Facsimile: (813) 899-6069
Attorney for the Petitioner
October 6, 13, 20, 27, 2023 23-01688P

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 October 6, 2023.

Personal Representative:
HIEN KIM NGUYEN,
Personal Representative
2664 North McMullen Booth Rd
Clearwater, FL 33761
Attorney for Personal Representative
Lyndy C. Jennings, Esq.
Attorney for Personal Representative
Florida Bar No. 908851
Law Offices of Lyndy C. Jennings, PA
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
Email: ljennings@lyndylaw.com
October 6, 13, 2023 23-01655P

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 October 6, 2023.

Personal Representative:
DocuSigned by:
Zoe Ruszin
Zoe Ruszin
5474 Kemkerry Road
Zephyrhills, Florida 33543
Attorney for Personal Representative:
Kimberly K. Muenster, Attorney
Florida Bar Number:0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kkmuenster@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
October 6, 13, 2023 23-01670P

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
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Personal Representative:
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Carla McLoone
2908 Hulman Street
Terre Haute, Indiana 47803
Attorney for Personal Representative:
/s/ Charles S. Sacher
Charles S. Sacher, Attorney
Florida Bar Number: 0961876
SACHER LAW FIRM, P.A.
2655 LeJeune Road, Suite 815
Coral Gables, FL 33134
Telephone: (305) 448-3900
Fax: (305) 446-9206
E-Mail: css@sachmarlaw.com
Secondary E-Mail:
e-mail@service@sachmarlaw.com
October 6, 13, 2023 23-01673P

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Personal Representative:
/s/ Stephen A. Leal
STEPHEN A. LEAL, ESQ.
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500 East Kennedy Blvd., Suite 200
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Facsimile: (813) 899-6069
Attorney for the Petitioner
October 6, 13, 20, 27, 2023 23-01688P

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October 6, 13, 20, 27, 2023 23-01688P

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/s/ Charles S. Sacher
Charles S. Sacher, Attorney
Florida Bar Number: 0961876
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E-Mail: css@sachmarlaw.com
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e-mail@service@sachmarlaw.com
October 6, 13, 2023 23-01673P

SAVE TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/06-V12

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-1240
Division Probate
IN RE: ESTATE OF OMER MEYER, A/K/A OMER C. MEYER Deceased.

The administration of the estate of OMER MEYER, A/K/A/ OMER C. MEYER, deceased, whose date of death was February 24, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104 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 October 6, 2023.

Personal Representative:
 /s/ Donna M. Pickett
DONNA M. PICKETT
 4 Raymond Avenue
 Cold Spring, Kentucky 41076

Attorney for Personal Representative:
 /s/ Neil R. Covert

Neil R. Covert, Attorney
 Florida Bar Number: 227285
 311 Park Place Blvd., Ste. 180
 Clearwater, Florida 33759
 Telephone: (727) 449-8200
 Fax: (727) 450-2190
 E-Mail: ncovert@covertlaw.com
 Secondary E-Mail:
 service@covertlaw.com
 October 6, 13, 2023 23-01675P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512023CP001550CPAXES
IN RE: ESTATE OF MERYL SACKS, aka MERYL SACKS-LOFARO Deceased.

The administration of the estate of MERYL SACKS, also known as MERYL SACKS-LOFARO, deceased, whose date of death was July 3, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's 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: October 6, 2023.

Signed on this day of 10/4/2023.

RANDI SCHWARTZ
Personal Representative
 9805 67th Avenue, Apt 5k
 Rego Park, NY 11374

Eric R. Severson
 Attorney for Personal Representative
 Florida Bar No. 23243
 Burns & Severson, P.A.
 P.O. Box 349
 West Palm Beach, FL 33402
 Telephone: 561-687-2003
 Email: ers@burnsandseverson.com
 Secondary Email:
 charlene@burnsandseverson.com
 October 6, 13, 2023 23-01689P

FIRST INSERTION

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

CASE NO. 51-2022-CA-001143 ES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A Plaintiff, vs. MARCELLA C. AUBRE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 2, 2023 in Civil Case No. 51-2022-CA-001143 ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and MARCELA C. AUBRE, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of October, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 7, WILLOW BEND, UNIT B-2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 110 THROUGH 115, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA.

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

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

By: /s/Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-07716FL
 October 6, 13, 2023 23-01669P

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. 2018CA001527CAAXES CITIMORTGAGE, INC., Plaintiff, vs. LAUGHTON I. DUMMETT AND HAZEL A. DUMMETT AND KIM F. DUMMETT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2019, and entered in 2018CA001527CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CITIMORTGAGE, INC. is the Plaintiff and LAUGHTON I. DUMMETT; KIM F. DUMMETT; HAZEL A. DUMMETT; COUNTRY WALK HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on October 30, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 200, COUNTRY WALK INCREMMENT F - PHASE 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 4050 WATERVILLE AVENUE, WESLEY CHAPEL, FL 33543

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 1 day of October, 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
 18-137239 - NaC
 October 6, 13, 2023 23-01680P

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. 2023CA000175CAAXWS NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1, Plaintiff, vs. CHRISTIE L DYER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 14, 2023, and entered in 2023CA000175CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 is the Plaintiff and CHRISTIE L. DYER 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 23, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 1580, EMBASSY HILLS, UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 98 AND 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 7220 EMBASSY BLVD, PORT RICHEY, FL 34668

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

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 1 day of October, 2023.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: /s/Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 22-036282 - NaC
 October 6, 13, 2023 23-01681P

FIRST INSERTION

IN THE CIRCUIT COURT OF PASCO COUNTY STATE OF FLORIDA PROBATE DIVISION

CASE NO. 2023-CP-0856 CP AX WS IN RE: THE ESTATE OF CHARLES ROBERT HUFFMAN

The administration of the estate of CHARLES ROBERT HUFFMAN, deceased, whose date of death was November 6, 2022, at his residence at 10615 Timber Lane, Port Richey, Florida 34668, and whose Social Security Number is xxx-xx-2618, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is government Center, Little Road, New Port Richey, FL 34656. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first Publication of this Notice is October 6, 2023

Personal Representative
Katherine Krill
 10615 Timber Lane
 Port Richey, FL 34668
 Attorney for Personal Representative
 Debra D. Newman
 10530 Mira Vista Drive
 Port Richey, FL 34668
 Florida bar No. 0297641
 October 6, 13, 2023 23-01684P

FIRST INSERTION

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

CASE NO.: 2023CP001360CPAXWS IN RE THE ESTATE OF: FRANK SCARANGELLO, Deceased.

The administration of the estate of Frank Scarangelo, deceased, File Number 23-CP-001360, and whose Social Security number ends -1891, 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 34656-0335. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, 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 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 October 6, 2023.

Personal Representative:
Marie Wolf
 5571 N. Winston Park Blvd. #306
 Coconut Creek, FL 33073
 Tel: 305-770-2733
 Attorney for Personal Representative:
 Virginia W. Gilliam, Esq
 17801 NW 2nd Avenue, STE 211
 Miami Gardens, FL 33169
 E-mail: vwgilliam@gmail.com
 October 6, 13, 2023 23-01683P

FIRST INSERTION

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

Case #: 2020CA000005CAAXES DIVISION: J4

Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.- Tanyika D. Miller; Unknown Spouse of Tanyika D. Miller; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020CA000005CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Tanyika D. Miller are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on November 14, 2023, the following described property as set forth in said Final Judgment, to-wit:

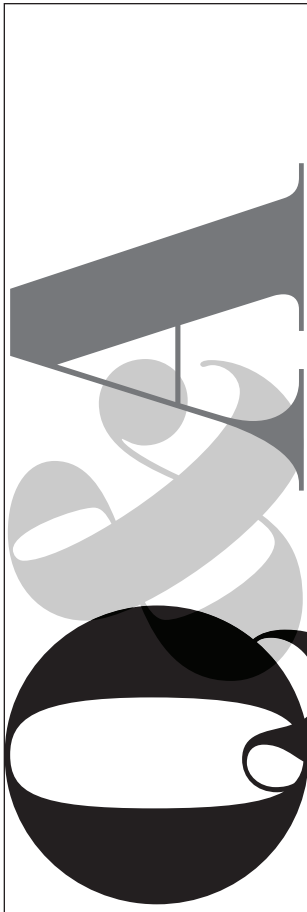
THE NORTH 188 FEET OF THE WEST 1/2 OF LOT 4, A.J. BURNSIDE SUBDIVI-

SION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 30, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RESERVING HOWEVER 10 FEET ALONG THE EAST SIDE FOR ROAD RIGHT OF WAY. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2005, MAKE: FLEETWOOD, VIN#: GAF-L575A76630AV21 AND VIN#: GAF-L575B76630AV21.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 2424 North Federal Highway, Suite 360
 Boca Raton, Florida 33431
 (561) 998-6700
 (561) 998-6707
 19-322228 FC01 CXP
 October 6, 13, 2023 23-01672P



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
 Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

OFFICIAL COURTHOUSE WEBSITES

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

WARRANTS



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
 HILLSBOROUGH • PASCO
 PINELLAS • POLK • LEE
 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
 Observer**

10/20/23

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

**Case No. 2023CA003504CAAXES
 SPECIALIZED LOAN SERVICING
 LLC**

**Plaintiff, vs.
 EVELYN A. RICHINS, et al.
 Defendants.**

**TO: UNKNOWN SPOUSE OF EV-
 ELYN A. RICHINS
 CURRENT RESIDENCE UNKNOWN
 BELIEVED TO BE AVOIDING AT:
 2689 CALVANO DR
 LAND O LAKES, FL 34639
 EVELYN A. RICHINS
 CURRENT RESIDENCE UNKNOWN
 BELIEVED TO BE AVOIDING AT:
 2689 CALVANO DR
 LAND O LAKES, FL 34639
 UNKNOWN TENANTS/OWNERS 1
 CURRENT RESIDENCE UNKNOWN
 BELIEVED TO BE AVOIDING AT:
 2689 CALVANO DR
 LAND O LAKES, FL 34639**

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

FIRST INSERTION

LOT 72, ENCLAVE AT TERRA BELLA PHASES 2, 3 AND 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 2689 CALVANO DR LAND O LAKES, FL 34639 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan P. Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before November 6th, 2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to

you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: October 3rd, 2023.
 CLERK OF THE COURT
 Honorable Nikki Alvarez-Sowles, Esq.
 P.O. Drawer 338
 New Port Richey, Florida 34656-0338
 (COURT SEAL)
 By: /s/ Brooklyn Horner
 Deputy Clerk

Ryan P. Sutton
 Kass Shuler, P.A.,
 plaintiff's attorney
 P.O. Box 800
 Tampa, Florida 33601
 (813) 229-0900
 298100/2321702/wlp
 October 6, 13, 2023 23-01685P

**NOTICE OF FORECLOSURE
 SALE**

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

**CIVIL DIVISION:
 CASE NO.:**

**51-2022-CA-002433-CAAX-WS
 NATIONSTAR MORTGAGE, LLC,
 Plaintiff, vs.**

**UNKNOWN HEIRS,
 BENEFICIARIES, DEVISEES,
 ASSIGNEES, LIENORS,
 CREDITORS, TRUSTEES AND
 ALL OTHERS WHO MAY
 CLAIM AN INTEREST IN
 THE ESTATE OF FREDERICK
 SMALLAKOFF; THE BANK
 OF NEW YORK, AS TRUSTEE
 UNDER THE POOLING AND
 SERVICING AGREEMENT
 DATED AS OF MAY 31,
 1996, SERIES 1996-B; GARY
 MELLING; VIOLET MELLING;
 GARY MELLING, PERSONAL
 REPRESENTATIVE; UNKNOWN
 SUCCESSOR TRUSTEES OF
 THE FREDERICK SMALLAKOFF
 TRUST; UNKNOWN TENANT IN
 POSSESSION OF THE SUBJECT
 PROPERTY,
 Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2),

NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at 11:00 AM on the 6 day of November 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 328, OAK RIDGE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 108-122, OF THE RECORDS OF PASCO COUNTY, FLORIDA.
 PROPERTY ADDRESS: 6651 CORONET DR, NEW PORT RICHEY, FL 34655

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of cer-

tain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 4 day of October 2023.
 By: /s/ Lindsay Maisonet, Esq.
 Lindsay Maisonet, Esq.
 Florida Bar Number: 93156

Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
 22-01446
 October 6, 13, 2023 23-01694P

FIRST INSERTION

**RE-NOTICE OF
 FORECLOSURE SALE**

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

CASE NO.:

**2022CA001679CAAXWS
 FREEDOM MORTGAGE
 CORPORATION**

**PLAINTIFF, VS.
 MELANIE R. MORGAN, ET AL.,
 DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Order on Emergency Motion to Reschedule Foreclosure Sale dated the 28th day of September, 2023, and entered in Case No. 2022CA001679CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RUNDOS EQUITY LLC AND/OR ITS ASSIGNS; UNKNOWN TENANT NKA ALEXA SWANGLER; KEVIN D. MORGAN; and MELANIE R. MORGAN are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 10:00 AM on

the 20th day of November 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 384, ORCHID LAKE VILLAGE UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please con-

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

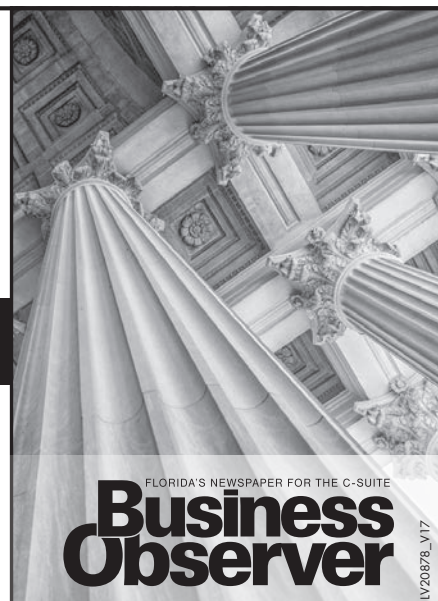
Dated this 2nd day of September, 2023.

By: /s/ Carly Johansson
 Carly Johansson
 Bar No. 649430
 Submitted by:
 Miller, George & Suggs, PLLC
 ATTORNEY FOR PLAINTIFF
 210 N. University Drive,
 Suite 900
 Coral Springs, FL 33071
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
 22FL373-0813
 October 6, 13, 2023 23-01682P

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

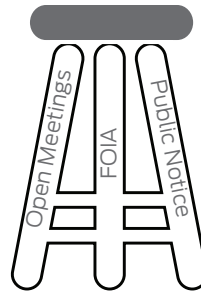


FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
 Observer**

10/20/23

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

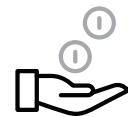


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

SECOND 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 Crockett'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

SECOND 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

THIRD 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

THIRD 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 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

THEADA 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/ Connie Makowski
(Deputy Clerk)

Sept. 29; Oct. 6, 13, 20, 2023

23-01639P

SECOND 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

SECOND 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

SECOND 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 E-Mail:
jrivera@hnh-law.com

Sept. 29; Oct. 6, 2023

23-01652P

SECOND 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

SECOND 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

SECOND 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

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.: 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: PPS CALLE ROSA DE LOS VIENTOS, DORADO, PR 00646
 CURRENT ADDRESS: UNKNOWN
 TO: RAFAEL CABRERA
 LAST KNOWN ADDRESS: PPS 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

SECOND 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

SECOND INSERTION

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

SECOND 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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagor or the Mortgagee's attorney.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 SUBMITTED on this 21st day of September, 2023.
 TIFFANY & BOSCO, P.A.
 /s/ Kathryn I. Kasper, Esq.
 Kathryn I. Kasper, Esq.
 Anthony R. Smith, Esq.
 FL Bar #157147
 Kathryn I. Kasper, Esq.
 FL Bar #621188
 Attorneys for Plaintiff
OF COUNSEL:
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 Telephone: (205) 930-5200
 Facsimile: (407) 712-9201
 Sept. 29; Oct. 6, 2023 23-01637P

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. 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 Kunnemann, Jr. a/k/a Gerald H. Kunnemann a/k/a Gerald Kunneman, 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 Kunnemann, Jr. a/k/a Gerald H. Kunnemann a/k/a Gerald Kunneman, 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

SECOND INSERTION

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

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. 2018CA001233CAAXES
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit 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 Accredit 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; Unknown Spouse of 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

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com



THIRD INSERTION

Notice of Application for Tax Deed
2023XX000133TDAXXX
NOTICE IS HEREBY GIVEN,
That KEYS FUNDING LLC - 2020, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1903853
Year of Issuance: 06/01/2020
Description of Property:
33-26-19-0140-00000-0540
OAK GROVE PHASES 4B AND
5B PB 50 PG 098 LOT 54
Name(s) in which assessed:
TRUONG HO
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01593P

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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:
16-25-17-0090-14100-0620
BLK 141 MOON LAKE NO 9 MB
4 PGS 101, 102 LOTS 62 TO 64
Name(s) in which assessed:
ELIZABETH C MILLS
WALLACE F MILLS DECEASED
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on October 26, 2023 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01599P

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 GDLCFL1270557A and GDLCFL1270557B 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

THIRD 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

THIRD 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
PG 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed
2023XX000134TDAXXX
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:
36-24-16-0790-00000-1620
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

THIRD 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:

THIRD 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

THIRD 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

THIRD 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

THIRD INSERTION

JAMES L COLES JR &
LAURETTA M COLES TRUST
JAMES L COLES JR TRUSTEE
LAURETTA M COLES TRUSTEE
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on October 26 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01590P

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com