

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

Notice is hereby given that the Board of Supervisors ("Board") of the Asturia Community Development District ("District") will hold their regular meetings for Fiscal Year 2023/2024 at the Asturia Clubhouse, 14575 Promenade Parkway, Odessa, Florida 33556, at 6:00 p.m. on the following dates:

- October 24, 2023
- November 28, 2023
- December 19, 2023
- January 30, 2024
- February 27, 2024
- March 26, 2024
- April 23, 2024
- May 21, 2024
- June 25, 2024
- July 30, 2024
- August 27, 2024
- September 24, 2024

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 13, 2023 23-01699P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 26th day of July, 2023, in the cause wherein Deborah Fields Smith, was Plaintiff, and Durbin Roofing & Waterproofing Inc aka Durbin Roofing Inc, was Defendant, being case number 51-2022-CC-000-120-CCAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Durbin Roofing & Waterproofing Inc aka Durbin Roofing Inc, in and to the following described property, to wit:

Lot 3, REPLAT OF SKY-VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 98, of the Public Records of Pasco County, Florida.
Parcel ID 29-25-16-0100-00000-0030
Durbin Roofing & Waterproofing Inc
aka Durbin Roofing Inc
5801 Sun Glo Avenue
Port Richey, FL 34668

I shall offer this property for sale "AS IS" on November 15, 2023, at 10:00 am, or as soon thereafter as possible, at 7432 Little Road, New Port Richey, FL 34654 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.

David C Jordan PLLC
PO Box 1568
Land O Lakes, FL 34639

CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Sgt. John Dill Deputy Sheriff
23-01716P

Oct. 13, 20, 27; Nov. 3, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN THAT Jacqueline L Clarke will engage in business under the fictitious name FANTASEA TRAVEL, with a physical address 37307 Hilltop Drive Zephyrhills, FL 33541, with a mailing address 37307 Hilltop Drive Zephyrhills, FL 33541, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
October 13, 2023 23-01727P

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 Creatively Grow located at 10643 Eveningwood Ct, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at New Port Richey, Florida, this 9th day of October, 2023.
LABIF FILMHOUSE, INC.
October 13, 2023 23-01724P

FIRST INSERTION

Notice is hereby given that CD LEONARD LLC, OWNER, desiring to engage in business under the fictitious name of SIDEURNS located at 5423 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34655 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 13, 2023 23-01722P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
51-2023-CP-001653-W5
In Re The Estate Of:
BOBBIE PALERMITI,
Deceased.

The administration of the estate of Kenneth Wayne Jackson, deceased, whose date of death was May 4, 2023, is pending in the Circuit Court of the Sixth Judicial Circuit, Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 13, 2023.

Personal Representative:
Holly Jackson
239 Hickory Trace Drive
Nashville, TN 37211
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2979
Zephyrhills, Florida 33539
Phone: (813) 788-9994
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
October 13, 20, 2023 23-01707P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000898CP-AXWS
IN RE: ESTATE OF
JENNINGS IVAN UMSTEAD,
Deceased.

The administration of the estate of JENNINGS IVAN UMSTEAD, deceased, whose date of death was February 13, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 13, 2023.

HERBERT UMSTEAD,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 13, 20, 2023 23-01710P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
51-2023-CP-001653-W5
In Re The Estate Of:
BOBBIE PALERMITI,
Deceased.

The administration of the estate of BOBBIE PALERMITI, deceased, whose date of death was June 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 the first publication of this notice is October 13, 2023.

PAMELA S. MARTIN MELLIN - PR
LAW OFFICES OF STEVEN K.
JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
October 13, 20, 2023 23-01708P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-00129
Division Probate
IN RE: ESTATE OF
MANUEL ANTONIO
GUTIERREZ GARCIA
Deceased.

The administration of the estate of Manuel Antonio Gutierrez Garcia, deceased, whose date of death was May 6, 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 October 13, 2023.

Personal Representative:
Rosalba Perez de Gutierrez
3148 Chessington Drive
Land O Lakes, Florida 34638
Attorney for Personal Representative:
J. Randy Edmonson
E-mail Addresses:
randy@dewittlaw.com
Florida Bar No. 85858
DeWitt Law Firm P.A.
1560 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 251-2701
October 13, 20, 2023 23-01711P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY
PROBATE DIVISION
CASE NO.: 23-CP-011362CPAXES
IN RE: ESTATE OF
SARAH L. HORSFORD,
DECEASED.

The administration of the estate of SARAH L. HORSFORD, deceased, deceased, File Number 23-CP-001362CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The name and address of the personal Representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 13, 2023.

Date 09/29/2023
VERE E. SCOTLAND
9814 Elaine Arbor Ln
Thonotosassa, Florida 33592
Date 10/2/2023
FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
FBN: 049042
Attorney for Personal Representative
October 13, 20, 2023 23-01696P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023CP001448CPAXES
Division 44E
IN RE: ESTATE OF:
IRENE SHARAWSKAS,
Deceased.

The administration of the estate of Irene Sharawskas, deceased, whose date of death was April 7, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Ste. 106, 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 13, 2023.

John J. Raymond, Jr., Esq.,
Personal Representative
c/o Nelson Mullins Riley & Scarborough, LLP
251 Royal Palm Way, Suite 215
Palm Beach, FL 33480
Sean Langton, Esq.
E-mail Addresses:
sean.langton@nelsonmullins.com
laura.doyle@nelsonmullins.com
Florida Bar No. 84414
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Ste. 310
Boca Raton, FL 33431
Telephone: (561) 343-6861
4889-7700-4407
October 13, 20, 2023 23-01703P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2023 CP 000617 AX
IN RE: ESTATE OF
JOHN ANGLE SCARRITT,
Deceased.

The administration of the estate of John Angle Scarritt, deceased, Case Number 2023 CP 000617 AX, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this Notice is October 13, 2023.

Personal Representative:
Tiffany Cabrera
11660 Tenderfoot Dr.
Gold River, CA 95670
Attorney for Personal Representative:
Sherri L. Johnson
Florida Bar No. 0134775
Johnson Legal of Florida, P.L.
2937 Bee Ridge Rd. Suite 1
Sarasota, FL 34239
October 13, 20, 2023 23-01697P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001569
IN RE: ESTATE OF
JOAN BURNADETTE LEHL
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of Joan Burnadette Lehl, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was June 27, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Gail S. Moran
60 N. Ashland Avenue
LaGrange, IL 60525
Mark Green
535 Cheyenne Drive
Jamestown, TN 38556
Todd Green
18079 Palmdale Road
Brooksville, FL 34614
Jeanine Keik
1421 N. Jossman Road
Ortonville, MI 48462

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is October 13, 2023.

Personal Giving Notice:
Gail S. Moran
60 N. Ashland Avenue
LaGrange, IL 60525
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
October 13, 20, 2023 23-01713P

FIRST INSERTION

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

Case No.: 2022CA000564CAAXES JASON A. BAKER and SARAH A. BAKER, DONALD LEPPLA and MARJORIE LEPPLA, and GEORGE J. AMES and CAROL AMES Plaintiffs, v. JOSEPH F. BRIDWELL and MELANIE BRIDWELL, Defendants/ Third-Party Plaintiffs, v.

GREGORIO MAANAO, et al., Third-Party Defendants. TO: UNKNOWN OWNERS (Addresses Unknown)

YOU ARE NOTIFIED that an action to has been filed by Defendants/ Third-party Plaintiffs, JOSEPH AND MELANIE BRIDWELL, seeking to quiet title any lien, encumbrance, or cloud of title of the following real property:

LAKESIDE ESTATES, INC. Unit 1, PB 6 PG 17, unnumbered tract "D" described as the NW 1/4 except the West 650 feet and except the South 900 Feet of the NW 1/4 and also except LAKE-SIDE ESTATES INC., UNIT 1, Block F-10 through F-37 and except tracts D-2 per or 1057, PG 1732 and D-3 per OR 1001, PG 558, and D-13 per OR 1276, PG 1167, OR 882, Pg. 64, of the Public Records of Pasco County, Florida. Subject to easements, restrictions and reservations of record. (TOGETHER WITH and subject to an easement for ingress and egress to Lake Holden over and across the South 14 feet of the above described property a distance of 500 ft. along the North boundary of Tract D-3 (500 feet that adjoins the above

described property). and you are required to serve a copy of a written defense, if any, to Carter J. Pope, Defendant/Third-party Plaintiff's attorney, whose address is 100 N. Tampa Street, Suite 4000, Tampa, Florida 33602, within 30 days from the first date of publication of this Notice, and file the original with the Clerk of this Court, either before service on or before November 13, 2023 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in Defendants/ Third-party Plaintiff's 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 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 this 5th day of October 2023. Nikki Alvarez-Sowles, Esq. CLERK OF COURT PASCO COUNTY, FLORIDA (SEAL) By: /s/ Y. Amburger DEPUTY CLERK

Attorneys for Defendants/ Third-party Plaintiffs: Tiffany M. Love, Esq. Florida Bar No. 92884 Carter J. Pope, Esq. Florida Bar No. 1039416 ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, Florida 33602 Telephone: (813) 402-2878 Oct. 13, 20, 27, Nov. 3, 2023 (23-01705P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP001349CPAXWS IN RE: ESTATE OF MICHAEL J. LUKANIK, Deceased.

The administration of the estate of MICHAEL J. LUKANIK, deceased, whose date of death was July 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 13, 2023.

MICHAEL J. LUKANIK, JR. Personal Representative 68 Steeplechase Drive Southington, CT 06489 CHRISTOPHER H. NORMAN Florida Bar No. 821462 MORGAN A. ROBINSON Florida Bar No. 1038923 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: mrobinson@hnh-law.com October 13, 20, 2023 23-01715P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-001018 In Re: The Estate of DAVID JOSEPH NICHOLAS a/k/a PAUL MARTIN NICHOLAS, Deceased.

The administration of the estate of DAVID JOSEPH NICHOLAS a/k/a PAUL MARTIN NICHOLAS, deceased, whose date of death was 10/17/2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 13, 2023.

SPENCER LEIGHTON NICHOLAS - PR 228 Jeru Blvd. Tarpon Springs, FL 34689 (727) 861-9018 SPEIGEL LAW, PLLC Attorney for Personal Representative 36408 US Highway 19 N. Palm Harbor, FL 34684 (727) 221-0991; Fax (727) 221-7066 email: SSpiegel@SpiegelLawOffice.com SHONTANE SPIEGEL, Esq. FBN: 1000376 October 13, 20, 2023 23-01731P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-1443 IN RE: ESTATE OF BERTHA MAE MOORE Deceased.

The administration of the estate of BERTHA MAE MOORE, deceased, whose date of death was June 3, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 13, 2023.

Personal Representative: CHRISTINE MOORE 6931 Menisee Court, Apt. 1 New Port Richey, Florida 34653 Attorney for Personal Representative: STEPHEN R. WILLIAMS, Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com October 13, 20, 2023 23-01720P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001098 IN RE: ESTATE OF Shirley A. Sweetwine, a/k/a Shirley Ann Sweetwine, Deceased.

The administration of the estate of Shirley A. Sweetwine, deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. 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 13, 2023.

Darryl L. Sweetwine Personal Representative 9407 Wellstone Drive Land O' Lakes, FL 34638 Amber L. Young, Esq. Attorney for Personal Representative Florida Bar No. : 121741 Jenkins & Young 265 Clyde Morris Blvd. #300 Ormond Beach, FL 32174 Telephone: 386-672-1332 Email: JenkinsandYoung@aol.com October 13, 20, 2023 23-01733P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001476 IN RE: ESTATE OF RALPH H. GISSAL, Deceased.

The administration of the estate of Ralph H. Gissal, deceased, whose date of death was May 16, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 13, 2023.

Personal Representative: Jacqueline L. Gissal 3732 Redwood Drive Land O'Lakes, Florida 34639 Attorney for Personal Representative: Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, FL 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com October 13, 20, 2023 23-01718P

FIRST INSERTION

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

CASE NO.: 2023-CA-003314 LOANCARE, LLC, Plaintiff, v. PARIS E. PARR A/K/A PARIS ELAINE SAKSER, et al., Defendants.

TO: Jason Patrick Sakser 7129 Park Drive New Port Richey FL 34652

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

The South 1/2 of Lots 1 & 2 and the South 1/2 of the East 15 ft. of Lot 3, all in Block 11, of JASMINE POINT ESTATES, according to the plat thereof recorded in Plat Book 4, Page 14 and 14A, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, 5-30-23 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. Due on or before November 13th, 2023

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 11th day of October, 2023.

Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida (SEAL) By: /s/ Haley Joyner DEPUTY CLERK

Anthony R. Smith, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 October 13, 20, 2023 23-01732P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001574 IN RE: ESTATE OF KIMBERLY DAWN NIEMAN a/k/a KIMBERLY ENSEY Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Kimberly Dawn Nieman, deceased, File number 23-CP-001574, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, New Port Richey, Florida 34654; that the decedent's date of death was August 7, 2023; that the total value of the estate is \$29,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Rebecca Smith 1700 Park Street N., Apt. 105 St. Petersburg, Florida 33710 Micaela Ensey 1871 NW South River Drive, Unit 202 Miami, Florida 33125 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is October 13, 2023.

Personal Giving Notice: Rebecca Smith (Sept. 29, 2023 14:50 EDT) 1700 Park Street N., Apt. 105 St. Petersburg, Florida 33710

Attorney for Person Giving Notice: Erin Whittemore Lohmiller erin@lohmillierlaw.com, lohmillierlaw@gmail.com Florida Bar No. 0038631 Lohmiller Law, PLLC 136 4th Street N. St. Petersburg, Florida 33701 October 13, 20, 2023 23-01717P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001558 IN RE: ESTATE OF EDWARD A. TOMASIK, Deceased.

The administration of the estate of EDWARD A. TOMASIK, deceased, whose date of death was August 6, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3805. 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 13, 2023.

Aleisha Dallessandro Personal Representative 2574 Longleaf Pine Circle Leland, NC 28457 Sarah E. Williams, Esquire Attorney for Personal Representative Florida Bar No. 0056014 SPN #: 01702333 Sarah E. Williams, PA 840 Beach Drive N.E. St. Petersburg, FL 33701 Telephone: (727) 898-6525 Email: swilliams@sarahewilliams.com Secondary Email: legalassistant@sarahewilliams.com October 13, 20, 2023 23-01719P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

The following personal property of Leslie E. Randall will on the 27th day of October 2023, at 10:00 a.m., on property at 36028 Sassy Way, Dade City, Pasco County, Florida 33525, in Fisherman's Cove, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1999 SWEET Mobile Home VIN No.: SHGA5198 Title No.: 0079165703 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 October 13, 20, 2023 23-01698P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

SAVE TIME legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

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

CIVIL DIVISION
CASE NO.: 2023-CA-003891
SCOTT JACKSON,
Plaintiff, vs.
ALEXANDER JACKSON and
ALLISON JACKSON,
Defendants.

NOTICE is hereby given that a civil action commenced on July 17, 2023, and is now pending as case number 2023-CA-003891 in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is:
ALEXANDER JACKSON
13417 WOODWARD DRIVE
HUDSON, FL 34667

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

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, due on or before November 13, 2023 on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for

the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Pasco County, Florida on the 10 day of October, 2023.

NIKKI ALVAREZ-SOWLES, ESQ.
AS CLERK OF THE COURT
(SEAL) BY /s/ Y. Amburgey
As Deputy Clerk
/s/ Stefanny Rosales
Stefanny Rosales, Esq.
Florida Bar No.: 1031475
Law Offices of Stephen K. Hachey,
P.A. 10853 Boyette Rd
Riverview FL 33569
Phone: 813-549-0096
E-service: srosales@hacheylawpa.com
October 13, 20, 2023 23-01704P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR

PASCO COUNTY, FLORIDA
Case No.: 2023CA004302CAAXWS
DEBORAH MCCALLEN AND
PATRICIA S. HUGHES,
Plaintiffs, vs.
JOSEPH R. MCCALLEN, INDI-
VIDUALLY AND AS SUCCESSOR
TRUSTEE OF THE BETTY L.
MCCALLEN REVOCABLE LIVING
TRUST DATED MARCH 26, 1998,
Defendant

TO: Joseph R. McCallen, Individually and as Successor Trustee of the Betty L. McCallen Revocable Living Trust Dated March 26, 1998 Defendant, and to all parties claiming interest by, through, under or against Defendant.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Breach of Fiduciary Duty, Removal of Trustee, Accounting, and Tortious Interference with an Expectancy.

The action was instituted in the Sixth Judicial Circuit Court, Pasco County, Florida, and is styled DEBORAH MCCALLEN AND PATRICIA S. HUGHES vs. JOSEPH R. MCCALLEN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE BETTY L. MCCALLEN REVOCABLE LIVING TRUST DATED MARCH 26, 1998.

You are required to serve a copy of your written defenses, if any, to the action on Douglas J. Amidon, Plaintiff's attorney, whose address is 7204 Massachusetts Ave., NEW PORT RICHEY,

FL 34653, on or before November 13th, 2023, and file the original with the clerk of this court, either before service on Douglas J. Amidon or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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 10th, 2023
Nikki Alvarez-Sowles, Esq.
Clerk of the Sixth Judicial Circuit
Court Pasco County, Florida
(SEAL) By /s/ Brooklyn Horner
Deputy Clerk

Plaintiff's Attorney
Douglas J. Amidon
7204 Massachusetts Ave.,
NEW PORT RICHEY, FL 34653
Oct. 13, 20, 27, Nov. 3, 2023
23-01725P

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 2023CA004254CAAXWS
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JOAN B.
KEANE, DECEASED, et al.
Defendant(s),

TO: BRIAN MOSS,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN B. KEANE, DECEASED,
whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 2464, BEACON WOODS GREENSIDE VILLAGE, ACCORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, PLAT BOOK 23, PAG-

ES 54 THROUGH 56.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11/13/2023/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 5th day of October, 2023.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Y. Amburgey
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
23-132574
October 13, 20, 2023 23-01706P

FIRST INSERTION

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

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DELORES P MICHELS, et al.,
Defendant.

To: FREDERICK D MICHELS, 11817 ALPINE PKWY, PORT RICHEY, FL 34668

UNKNOWN SPOUSE OF FREDERICK D. MICHELS, 11817 ALPINE PKWY, PORT RICHEY, FL 34668
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

LOT 345, GULF HIGHLANDS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 127 THROUGH 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before November 13, 2023 or 30 days from the first publication, otherwise a Judgment may be entered

against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 4th day of October, 2023.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Y. Amburgey
Deputy Clerk
MCCALLA RAYMER
LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
23-07425FL
October 13, 20, 2023 23-01695P

FIRST INSERTION

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

CASE NO.: 2023-CA-003550
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
LUIS BONILLA, et al.,
Defendants.

TO: Luis Bonilla
29510 Tansy Pass
Wesley Chapel FL 33543
Unknown Spouse of Luis Bonilla
29510 Tansy Pass
Wesley Chapel FL 33543
Unknown Party in Possession 1
29510 Tansy Pass
Wesley Chapel FL 33543
Unknown Party in Possession 2
29510 Tansy Pass
Wesley Chapel FL 33543

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

Lot 9, Block 4, Meadow Pointe Parcel 8, Unit 6, according to the Plat thereof, as recorded in Plat Book 34, Page(s) 94 of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the November 13, 2023 date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 5th day of October, 2023.

Nikki Alvarez-Sowles, Esq.
as Clerk of the Circuit Court of
Pasco County, Florida
(SEAL) By: /s/ Y. Amburgey
DEPUTY CLERK
Anthony R. Smith, Esquire,
Plaintiff's attorney
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
October 13, 20, 2023 23-01700P

FIRST INSERTION

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

CASE NO.:
2022CA002523CAAXWS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
IZABELA M. GRODZKI, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 7, 2023, and entered in Case No. 2022CA002523CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Izabela M. Grodzki, Robert Grodzki, Key Vista Single Family Homeowners Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the October 26, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 591, KEY VISTA PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 1 THROUGH 13 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 2707 SIERRA VISTA WAY HOLIDAY FL 34691

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

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 06 day of October, 2023.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar # 106621
Justin Ritchie, Esq.
CT - 22-005239
October 13, 20, 2023 23-01721P

FIRST INSERTION

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

CASE NO.
2023CA002556CAAXWS
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
THE HOLDERS OF THE TERWIN
MICRO ASSET-BACKED
SECURITIES, SERIES 2007-SF1,
Plaintiff, vs.
TAX DEED INVESTMENTS LLC,
et al.,
Defendants.

TO: UNKNOWN TENANT IN POSSESSION 1
9220 MARK TWAIN LN, PORT RICHEY, FL 34668

UNKNOWN TENANT IN POSSESSION 2
9220 MARK TWAIN LN, PORT RICHEY, FL 34668

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 1723, REGENCY PARK, UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 74, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the

original with the Clerk of the above-styled Court on or before November 13, 2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 5th day of October, 2023.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Y. Amburgey
Deputy Clerk
MCCALLA RAYMER
LEIBERT PIERCE, LLC
225 E. Robinson St. Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
7215743
22-01968-1
October 13, 20, 2023 23-01701P

FIRST INSERTION

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

CASE NO. 2022CA002309CAAXWS
21ST MORTGAGE
CORPORATION,
Plaintiff, vs.
ANTHONY MICHAEL MANCINI;
MELISSA ANN MANCINI; and
UNKNOWN TENANT
Defendant.

NOTICE IS GIVEN pursuant to a Final Judgment dated July 19, 2023, entered in Case No. 2022CA-002309CAAXWS, of the Circuit Court in and for Pasco County, Florida, wherein ANTHONY MICHAEL MANCINI and MELISSA ANN MANCINI are the Defendants, that Nikki Alvarez-Sowles, Esq., Clerk of the Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on November 20, 2023 at 11:00 a.m., the following described real property as set forth in the Final Judgment:

EXHIBIT "A"
LEGAL DESCRIPTION
Tract 665 of the Unrecorded Plat of Parkwood Acres Subdivision, Unit Four, being further described as follows:

Commencing at the Northeast corner of Section 1, Township 25 South, Range 16 East, Pasco County, Florida; go thence North 89°17'10" West, along the North line of said Section 1, a distance of 1050.00 feet; thence South 00°51'07" West, a distance of 1150.00 feet to the Point of Beginning; continue thence South 00°51'07" West, a distance of 225.0 feet; thence North 89°17'10" West, a distance of 100.0 feet; thence North 00°51'07" East, a distance of 225.0 feet; thence South 89°17'10" East, a distance of 100.0 feet to the Point of Beginning, Excepting therefrom the Northerly 25.0 feet thereof to be used for Road Right-of-Way purposes: Together with 2022 Live Oak, double wide manufactured home ID# TBD, located on the premises.

TOGETHER WITH A 2022 LIVE OAK 76X32 MODEL MANUFACTURED HOME BEARING SERIAL NO.S: LOHGA10022262A AND LOHGA10022262B.

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

NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770

By: /s/ Leslie White
Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email:
lwhite@deanmead.com
secondary email:
bransom@deanmead.com
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
04258643.v1
October 13, 20, 2023 23-01726P

Q&A
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CC003476CCAXES
ALLY BANK,
Plaintiff, VS.
EUGENE HEINIG IV; KIMBERLY
A. HEINIG; et al.,
Defendant(s).

TO: Kimberly A. Heinig
Last Known Residence: 9267 US High-
way 98 #149 Dade City, FL 33525

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following property in Pasco County, Florida:

2019 Kia Sorento VIN
5XYPK4A51KG567406

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 13th, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in

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

Dated on October 10th, 2023.

As Clerk of the Court
(SEAL) By: /s/Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1693-035B
Ref# 5617
Oct. 13, 20, 27; Nov. 3, 2023

23-01730P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA000668
MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff, VS.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF ROBERT C. HINDE,
DECEASED; et al.,
Defendant(s).

TO: Leianna Michelle Kirkland
Last Known Residence: 555 Belcher
Road South, Apt. G208 Largo, FL
33771

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 293, BROWN ACRES,
UNIT 7-A, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 12,
PAGE 55, PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before November 13th, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 10/10, 2023.

As Clerk of the Court
(SEAL) By: /s/ Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1395-525B
Ref# 5659
October 13, 20, 2023

23-01729P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA.
CASE NO.
512023CA003877CAAXWS
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF THE CWMBS INC., CHL
MORTGAGE PASS - THROUGH
TRUST 2006-HYB4, MORTGAGE
PAS THROUGH CERTIFICATES,
SERIES 2006-HYB4,
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEEES, ASSIGNORS,
CREDITORS AND TRUSTEES
OF THE ESTATE OF JEREME
WHEELER A/K/A JEREME
MICHAEL WHEELER
(DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HERS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JEREME WHEELER A/K/A JEREME MICHAEL WHEELER (DECEASED) RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 6128 6th Ave, New Port Richey, FL 34653

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:
LOT 500, TANGLEWOOD TERRACE, UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 84 AND 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys

for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before November 13th 2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the Business Observer.
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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.
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.
Date: October 5th, 2023
Clerk of the Circuit Court
(SEAL) By: /s/ Brooklyn Horner
Deputy Clerk of the Court
Tromberg, Morris & Poulin, PLLC
Attorneys for Plaintiff
1515 South Federal Highway,
Suite 100,
Boca Raton, FL 33432
Our Case # 23-000126-FST/512023CA003877CAAXWS/SHELLPOINT
October 13, 20, 2023

23-01702P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001004CPAXES
IN RE: ESTATE OF
JONATHAN E DAWKINS,
Deceased.

The administration of the estate of JONATHAN E DAWKINS, Deceased, whose date of death was March 25, 2023, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

TAVA KELLY,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citientre, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2023-001246CPAXWS
IN RE: THE ESTATE OF
OANH H. NGUYEN
A/K/A OANH NGUYEN,
Deceased.

The administration of the Estate of Oanh H. Nguyen a/k/a Oanh Nguyen, deceased, whose date of death was February 5 2023, File Number 2023-001246CPAXWS - is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

SUBSEQUENT INSERTIONS

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP001339CPAXES
IN RE: ESTATE OF
SAMANTHA RENA ROBERTS
Deceased.

The administration of the estate of Samantha Rena Roberts, deceased, whose date of death was June 13, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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-mailservice@sachmarlaw.com
October 6, 13, 2023

23-01673P

SECOND 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

SECOND 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.
Druhill 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

SECOND 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

Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

Business Observer

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

10/2023-17

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001316
Division: Probate
IN RE: ESTATE OF
SUSAN J. RUSZIN
Deceased.

The administration of the estate of Susan J. Ruszin, deceased, whose date of death was April 25, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave. Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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. Muentner, 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: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
October 6, 13, 2023 23-01670P

SECOND 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/KA/ 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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.

Name Unit
Bruce Harvey A042
Isabella McCullough G026
Marilyn Reich B008
Jennifer Wong Nadeau H003
October 6, 13, 2023 23-01690P

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

NOTICE IS HEREBY GIVEN pursuant to order rescinding 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 RE-
CORDED IN PLAT BOOK 2,
PAGE 37, BEING A SUBDIVI-
SION IN THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4
IN SECTION 30, TOWNSHIP
24 SOUTH, RANGE 21 EAST,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA; RESERV-
ING 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#:
GAF575B76630AV21.

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

SECOND INSERTION

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, 91997-392816#,,, *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/her 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

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

THIRD 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 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 EVELYN 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:

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

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.:

51-2022-CA-002433-CAAX-WS
NATIONSTAR MORTGAGE, LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
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
SERVICE@decubaslewis.com
22-01446
October 6, 13, 2023 23-01694P

SECOND 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
SERVICE@MGS-LEGAL.COM
22FL373-0813
October 6, 13, 2023 23-01682P

THIRD INSERTION

NOTICE OF ACTION FOR *Service by Publication* IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 23-DR-003582
Division: Section E
TABITHA and AARON SMITH, Petitioner and THEDA STIVERS Respondent.
 TO: *(name of Respondent)*
Giovanny Salguero
 (Respondent's last known address)

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

before October 29, 2023
 If you fail to do so, a default may be entered against you for the relief demanded in the petition.
 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed

to the addresses on record at the clerk's office.
 WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: SEP 20 2023.
 Nikki Alvarez-Sowles, Esq., Clerk & Comptroller
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Conniejo Makowski (Deputy Clerk)
 Sept. 29; Oct. 6, 13, 20, 2023
 23-01639P

FOURTH INSERTION

Notice of Application for Tax Deed 2023XX000121TDAXXX
 NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 6120, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
 Certificate #: 1904427
 Year of Issuance: 06/01/2020
 Description of Property:
 26-25-18-0070-01100-0230
 CONNERTON VILLAGE ONE
 PARCEL 103 PB 52 PG 118
 BLOCK 11 LOT 23 OR 9451 PG 2435
 Name(s) in which assessed:

RAMOS & RAMOS INVESTMENT GROUP LLC
 CARLOS A OSORNO REGISTERED AGENT
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.
 September 06, 2023
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Susannah Hennessy
 Deputy Clerk
 Sept. 22, 29; Oct. 6, 13, 2023
 23-01586P

SECOND 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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.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 - Ovitt, 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.storagetreasures.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.storagetreasures.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.storagetreasures.com.

0A122 - Hudson, Jordan; 0A171 - Nycz, Daniel; 0A213 - calcasola, Jennifer; 0B032 - Ouellette, Lionel; 0B058 - Mason, Jim; 0C016 - Beall, Corey; 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.storagetreasures.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.storagetreasures.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, Nakhia; 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

FOURTH 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 TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023CP 1172
IN RE: ESTATE OF EDWARD ROY GOLDBERG
Deceased.
 The administration of the Estate of Edward Roy Goldberg, deceased, File Number 2023 CP 1172, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the petitioner and the petitioner's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, 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 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.
 Agawan, MA 01001
 Attorney for Petitioner:
 Nathan Dougherty, Esquire
 Florida Bar No. 118632
 P.O. Box 380984
 Murdock, FL 33938
 Tel: (941) 270-4489
 Email:
 contact@nathandoughertylaw.com
 October 6, 13, 2023 23-01666P

SECOND 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 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 the decedent's estate, including unmaturred, 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

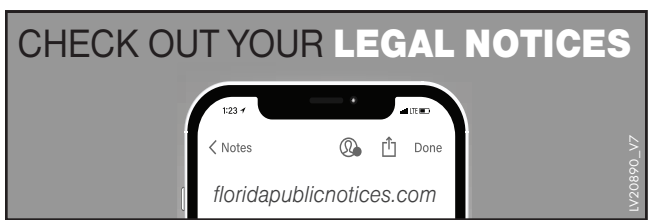
SECOND INSERTION

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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 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 unmaturred, 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

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. 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.
 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: fmail@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



FOURTH 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

FOURTH 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 EASEMENT 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

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000136TDAXXX
NOTICE IS HEREBY GIVEN,
That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1507941
Year of Issuance: 06/01/2016
Description of Property:
09-25-16-0760-00000-1290
PINELAND PARK UNREC PLAT LOT 129 DESC AS COM SE COR TR 38 TH S89DEG59'08"W 443.03 FT TH N00DEG21'13"E 222.12 FT FOR POB TH N89DEG51'58"W 50 FT TH N00DEG21'13"E 110 FT TH S89DEG51'58"E 50 FT TH S00DEG 21'13"E 110 FT TO POB; NORTH 25 FT THEREOF SUBJ TO AN ESMT FOR PUBLIC RD R/W AND/OR UTILITIES; EAST 6 FT & WEST 6 FT & SOUTH 10 FT THEREOF SUBJ TO AN ESMT FOR DRAINAGE AND/OR UTILITIES OR 9185 PG 2305
Name(s) in which assessed:
RAHIM R ALI
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01595P

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
1/20/2006_V6

FOURTH 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 INCREMENT 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

FOURTH 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

FOURTH 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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 following unit (s). Unit (s) contain general household goods.
Name Unit
Marianne Geidel 299
Matthew Owen 217
Michel Rabbat 323
Destany Sparks 59
October 6, 13, 2023 23-01686P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01585P

FOURTH 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 & COMMON 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

FOURTH 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

FOURTH 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

FOURTH 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 COMMUNITY DEVELOPMENT DISTRICT
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

FOURTH 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 PROPOSED 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

FOURTH 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:
36-26-15-0790-00000-1620
HOLIDAY LAKE ESTS UNIT 4 PB 9 PG 62 LOT 162
Name(s) in which assessed:
CRYSTAL SOMERS
NICOLAS ROSCONI
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 26, 2023 at 10:00 am.
September 06, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01588P

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

FOURTH 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

FOURTH 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 #: 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

FOURTH INSERTION

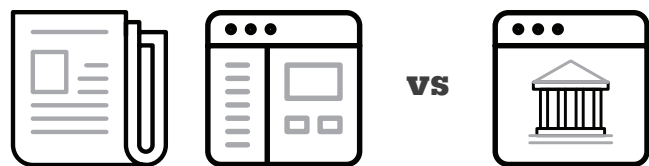
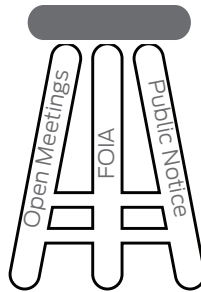
Notice of Application for Tax Deed
2023XX000144TDAXXX
NOTICE IS HEREBY GIVEN,
That SATYABALA GUPTA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which 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

FOURTH 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, 2023 at 10:00 am.
September 06, 2023
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Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Sept. 22, 29; Oct. 6, 13, 2023
23-01590P

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

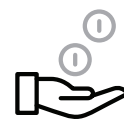


Verifiability



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