PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 883504 from LEN-ANGELINE, LLC, 2502 N Rocky Point Dr, St 1050, Tampa, FL 33607. Application received: 11/27/2023. Proposed activity: Residential. Project name: Angeline Phases 6E & 6G. Project size: 168.42 acres Location: Section(s) 33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

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

December 1, 2023 23-01993P

FIRST INSERTION

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statutes §83.806, Lake Como Co-Op, Inc. Mobile Home Park will offer for public sale the following:

2008 Travel Trailer, Title No. 110712974, VIN No. 4K03C1T258E175637, and unknown contents thereof, and on the **20th day of December, 2023, at 20500 Cot Road, Lutz, FL, Pasco County, Florida 33558,** at the hour of **10:00 A.M.,** or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name of the tenant is Heather Lynn Riley. The address of the Storage Facility is 20500 Cot Road, Lutz, FL 33558

Lake Como Co-Op, Inc.
20500 Cot Road
Lutz, FL 33558
Run dates: December 1, 2023, December 8, 2023

December 1, 8, 2023 23-01966P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Signature Restoration, located at 1324 seven springs blvd #303, in the City of Trinity, County of Pasco, State of FL, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of November, 2023.

SIGNATURE CONSTRUCTION CONTRACTING ,LLC
1324 seven springs blvd #303
Trinity, FL 34655

December 1, 2023 23-01971P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 883491 from Len-Angeline, LLC. Application received: 11/27/2023. Proposed activity: Residential. Project name: Angeline Phases 6C, 6D, & 6N. Project size: 337.90 acres Location: Section(s) 32, 33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

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

December 1, 2023 23-01985P

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 883493 from LEN-ANGELINE, LLC, 2502 N Rocky Point Dr, St 1050, Tampa, FL 33607. Application received: 11/27/2023. Proposed activity: Construction County Collector Road. Project name: Angeline 6 Collector Road C. Project size: 10.47 acres Location: Section(s) 33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No.

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

December 1, 2023 23-01992P

FIRST INSERTION

Notice is hereby given that YISHAY YISRAEL, OWNER, desiring to engage in business under the fictitious name of NINSHY PLANT & CRAFTS located at PO BOX 335, LACOOCHEE, FLORIDA 33537 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.

December 1, 2023 23-01974P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANSPORT gives notice that on 12/23/2023 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3FCMF53G3LJA02799 1991 HOLI
KL8CB6SA4LC410473 2020 CHEV

December 1, 2023 23-01984P

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on **Tuesday, December 12, 2023, at 6:00 PM** at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

In accordance with Sections 119.071(3)(a) and 286.0113, *Florida Statutes,* a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

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

Jordan Lansford, District Manager
Governmental Management Services – Tampa, LLC

December 1, 2023 23-01963P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Kevin Peach / K.P MAINTENANCE LLC will engage in business under the fictitious name PRIME CHOICE COATINGS LLC, with a physical address 30331 Princess Bay Dr Wesley Chapel, FL 33545, with a mailing address 30331 Princess Bay Dr Wesley Chapel, FL 33545, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

December 1, 2023 23-01964P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Notary Near Me Florida located at 39764 Harvest Creek Lane in the City of Zephyrhills, Pasco County, FL 33540 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of November, 2023.

Claudia Mitchell-McLeod

December 1, 2023 23-01969P

FIRST INSERTION

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 12/16/2023 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

3TMJU62N87M043593 2007 TOYT

December 1, 2023 23-01967P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Alive Day Apparel located at 10403 Laxer Cay Loop in the City of SAN ANTONIO, Pasco County, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of November, 2023.

David Randall

December 1, 2023 23-01968P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Notary Near Me - Florida located at 39764 Harvest Creek Lane in the City of Zephyrhills, Pasco County, FL 33540 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of November, 2023.

Claudia Mitchell-McLeod

December 1, 2023 23-01972P

FIRST INSERTION

Notice is hereby given that KATHY JAYNE EIKENBERRY, OWNER, desiring to engage in business under the fictitious name of FREEDOM MUSHROOMS located at 3900 STRATFIELD DR, NEW PORT RICHEY, FLORIDA 34652 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.

December 1, 2023 23-01973P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-CP-001973
In Re: ESTATE OF:
CAROLYN KENNEDY CHAFFEE
Deceased.

The administration of the estate of Carolyn Kennedy Chaffee, deceased, whose date of death was October 20, 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 representatives and the personal representatives' 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 December 1, 2023.

/s/ Michael Scott Chaffee
Michael Scott Chaffee, Petitioner
/s/ Karen B. Carter
Karen B. Carter, Petitioner

SPINKS LAW FIRM
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Fax: 813-489-2553
Email: ed@spinkslawfirm.com
Attorney for Petitioners

December 1, 8, 2023 23-01991P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2023-CP-001719
Division: Probate
In Re The Estate Of:
SONNY HO
Deceased

The administration of the estate of SONNY HO, deceased, whose date of death was May 13, 2023, File Number 2023-CP-001719, is pending in the Probate Court, Pasco County, Florida, the address of which is: 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against decedent's estate must file their claims with this 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 DECEMBER 1, 2023

Tony Ho
Personal Representative
4899 Cedar Oak Way
Sarasota, FL 34233

Mary E. Van Winkle, Esq.
Attorney For Personal Representative
Florida Bar No. 374830
Van Winkle & Sams, P.A.
3859 Bee Ridge Road, Suite 202
Sarasota, Florida 34233
Phone: 941-923-1685
Primary E-mail:
Lvanwinkle23@gmail.com
Secondary E-mail:
servicemevw@gmail.com

December 1, 8, 2023 23-01980P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023CP001663CPAXWS
In Re: ESTATE OF
CONNIE WOOLDRIDGE,
Deceased.

The administration of the estate of CONNIE WOOLDRIDGE, Deceased, Case No. 2023-CP-001663-CPAXWS, is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 38053 Live Oak Avenue, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 DECEMBER 1, 2023.

Personal Representative:
Rodney Surratt
c/o George G. Pappas, Esq.

Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
FBN 109312
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
george@pappaspa.com
admin@pappaspa.com
paralegal@pappaspa.com

December 1, 8, 2023 23-01988P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001714CPAXES
In Re: ESTATE OF
JIM T. KELLY JR.
a/k/a JAMES THOMAS KELLY
Deceased.

The administration of the estate of JAMES T. KELLY JR., deceased, whose date of death was December 30, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave. Ste. 205, 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 December 1, 2023

Personal Representative:
/s/ Maureen Paluzzi
(Nov 27, 2023 21:28 EST)
Maureen Paluzzi
1120 Burlington Ct.
Suwanne, GA 30024

Attorney for Personal Representative:
/s/ Kyle J Belz
KYLE J. BELZ, ESQUIRE
Florida Bar Number: 112384
955 E. Del Webb Blvd.
Suite 101B
Sun City Center, FL 33573
Telephone: (813) 296.1296
Fax: (813) 296-1297
E-Mail: kylebelz@belzlegal.com
SecondaryE-Mail:
paralegal@belzlegal.com

December 1, 8, 2023 23-01989P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001788
IN RE: ESTATE OF
REBECCA LYNNE JONES
Deceased.

The administration of the estate of Rebecca Lynne Jones, deceased, whose date of death was March 30, 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 December 1, 2023.

Personal Representative:
Heather Ann Jones
46 Rockwood Road
Keene, New Hampshire 03431

Attorney for Personal Representative:
L Michael Maddox
E-mail Addresses:
LMMaddox@2119Lawyers.com,
LMMSecretary@2119Lawyers.com
Florida Bar No. 0905800
Law Offices of L. Michael Maddox, PA
2119 Riverside Ave
Jacksonville, Fl 32204
Telephone: (904) 384-8770

December 1, 8, 2023 23-01983P

FIRST INSERTION

Notice of Foreclosure Sale
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
No. 2023-CA- 3702
ARIE KONFORTE,
Plaintiff, v.
ADRIANA ISABEL ESPINOZA and RICARDO ARRIAGA GUTIERREZA,
JESSICA ESPINOZA,
Defendants.

Notice is hereby given that pursuant to Final Judgment of Foreclosure dated November 28, 2023, entered in the case of Adriana Isabel Espinoza, Ricardo Arriaga Gutierreza and Jessica Espinoza, defendants, in the Circuit Court in and for Pasco County, Florida, Case No. 2023-CA-003702, Nikki Alvarez-Sowles, Esquire, Clerk of the Court and Comptroller, will sell at public sale to the highest and best bidder for cash at www.pasco.realforeclose.com, at the hour of 11:00 a.m. on January 11, 2024, that certain real property set forth in the Final Judgment, described as follows:

Lot 6, OAK VIEW, according to the plat thereof recorded in Plat Book 15, Page 15, Public Records of Pasco County, Florida.

Also known as 37524 Oakview Circle, Dade City, Florida 33523.

If you are a person other than the property owner claiming a right to funds remaining after the sale, you must file a claim with the Clerk of Court before the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

Dated November 29, 2023
/s/ Randall C. Smith
Randall C. Smith, Esquire
Florida Bar No. 031380
Walsh Banks PLLC
PO Box 2022
Apopka, Florida 32704
(407) 599-0002
RandallSmith@SmithBrownLaw.com
Counsel for Plaintiff
December 1, 8, 2023 23-01986P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CC003825
ALLY BANK,
Plaintiff, VS.
RECO COLE JR.; et al.,
Defendant(s).

TO: Reco Cole Jr.
Last Known Residence: 25707 Frith Street Land O Lakes, FL 34639

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

2021 Ram 1500 Big Horn, VIN 1C6RREFT0MN660437

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 January 2nd, 2024, 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 November 22nd, 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
1693-057B
Ref# 6061
Dec. 1, 8, 15, 22, 2023 23-01970P

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. 2023CA004294CAAXWS
MORTGAGE ASSETS MANAGEMENT, 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 EDYTHE A. DAVIS, DECEASED, et. al.
Defendant(s),

TO: GERALD B. DITURSI,
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 EDYTHE A. DAVIS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be 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:

APARTMENT UNIT NO. "A", BUILDING NO. 3, TIMBER OAKS FAIRWAY VILLAS CONDOMINIUM I, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 754, PAGES 494-571 INCLUSIVE, AMENDED IN O.R. BOOK 846, PAGE 446, O.R. BOOK 836, PAGE 544, O.R. BOOK 991, PAGE 1015, O.R. BOOK 1006, PAGE 499, O.R. BOOK 1006, PAGE 500, O.R. BOOK 1006, PAGE 501, O.R. BOOK 1009, PAGE 658, O.R. BOOK 1009, PAGE 659, O.R. BOOK 1099, PAGE 1514, O.R. BOOK 1025, PAGE 1773, O.R. BOOK 1031, PAGES 1771, 1772, 1775, O.R. BOOK 1031, PAGES 1773, 1775, 1776, O.R. BOOK 1038, PAGE 1439, O.R. BOOK 1038, PAGES 1440, 1441, O.R. BOOK 1040, PAGE 389, O.R. BOOK 1048, PAGES 1712, 1713, 1714, O.R. BOOK 1127, PAGE 308, O.R. BOOK 1180, PAGE 1490, O.R. BOOK 1414, PAGE 1175, O.R. BOOK 1850, PAGE 441, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ACCORDING TO PLAT BOOK 13, PAGES 38-44, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES ACCORDING TO THE SAID DECLARATION OF CONDOMINIUM.

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 JANUARY 2ND, 2024 /(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 November 28, 2023
CLERK OF THE CIRCUIT COURT
(SEAL) 2023CA004294CAAXWS
11-28-2023 11:51 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA004294CAAXWS
11-28-2023 11:51 AM
Deputy Clerk: Haley Joyner
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.
23-128811
December 1, 8, 2023 23-01982P

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. 2023CA004138CAAXWS
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
RONALD W. OAKES, et. al.
Defendant(s),

TO: UNKNOWN SPOUSE OF RONALD W. OAKES,
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.

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

LOT 1901, HOLIDAY LAKE ESTATES, UNIT TWENTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 18, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before JANUARY 2ND, 2024 /(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 November 28, 2023
CLERK OF THE CIRCUIT COURT
(SEAL) 2023CA004138CAAXWS
11-28-2023 11:32 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA004138CAAXWS
11-28-2023 11:32 AM
Deputy Clerk: Haley Joyner
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.
23-125373
December 1, 8, 2023 23-01981P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2023CA004019CAAXES
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
JASON BRYAN HERNANDEZ A/K/A JASON B. HERNANDEZ, et al.
Defendants.

TO: JASON BRYAN HERNANDEZ A/K/A JASON B. HERNANDEZ
LAST KNOWN ADDRESS
27621 KIRKWOOD CIRCLE
WESLEY CHAPEL, FL 33544
POE: TAMPA J CLEANERS, INC. AKA 1.99 CLEANERS
3619 LAND O LAKES BLVD.
LAND O LAKES, FL 34639

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

LOT 28, BLOCK 11, SEVEN OAKS PARCELS S-16 AND S-17A, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 37-51, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 27621 KIRKWOOD CIRCLE, WESLEY CHAPEL, FL 33543 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JANUARY 2ND, 2024, (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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: November 29, 2023
CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
38053 Live Oak Avenue
Dade City, Florida 33523
(COURT SEAL)
2023CA004019CAAXES
11-29-2023 08:57 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA004019CAAXES
11-29-2023 08:57 AM
Deputy Clerk: Haley Joyner
Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
011150/2322802/and
December 1, 8, 2023 23-01987P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004289CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD R. GOLDBERG A/K/A EDWARD ROY GOLDBERG N/K/A EDWARD ROY GOLDBERG, et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD R. GOLDBERG A/K/A EDWARD ROY GOLDBERG N/K/A EDWARD ROY GOLDBERG

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

LOT 5, GULF HARBORS WOODLANDS SECTION 30-A-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 73, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before JANUARY 2ND, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this November 29, 2023
NIKKI ALVAREZ-SOWLES, ESQ
As Clerk of the Court
(SEAL) 2023CA004289CAAXWS
11-29-2023 09:49 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA004289CAAXWS
11-29-2023 09:49 AM
Deputy Clerk: Haley Joyner
De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-02338
December 1, 8, 2023 23-01990P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
GENERAL CIVIL DIVISION
Case No.: 2023-CA-3794-ES
ASBEL ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
RICARDO CAMACHO, AS TRUSTEE OF THE RICARDO OMAR CAMACHO TRUST DATED AUGUST 31; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in Possession; CAPITAL ONE BANK (USA), N.A.,
Defendants,

TO: Ricardo Camacho, as Trustee of the Ricardo Omar Camacho Trust dated August 31
9529 Maxson Drive
Land O Lakes, FL, 34638
Unknown Tenant #1
9529 Maxson Drive
Land O Lakes, FL, 34638
Unknown Tenant #2
9529 Maxson Drive
Land O Lakes, FL, 34638

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

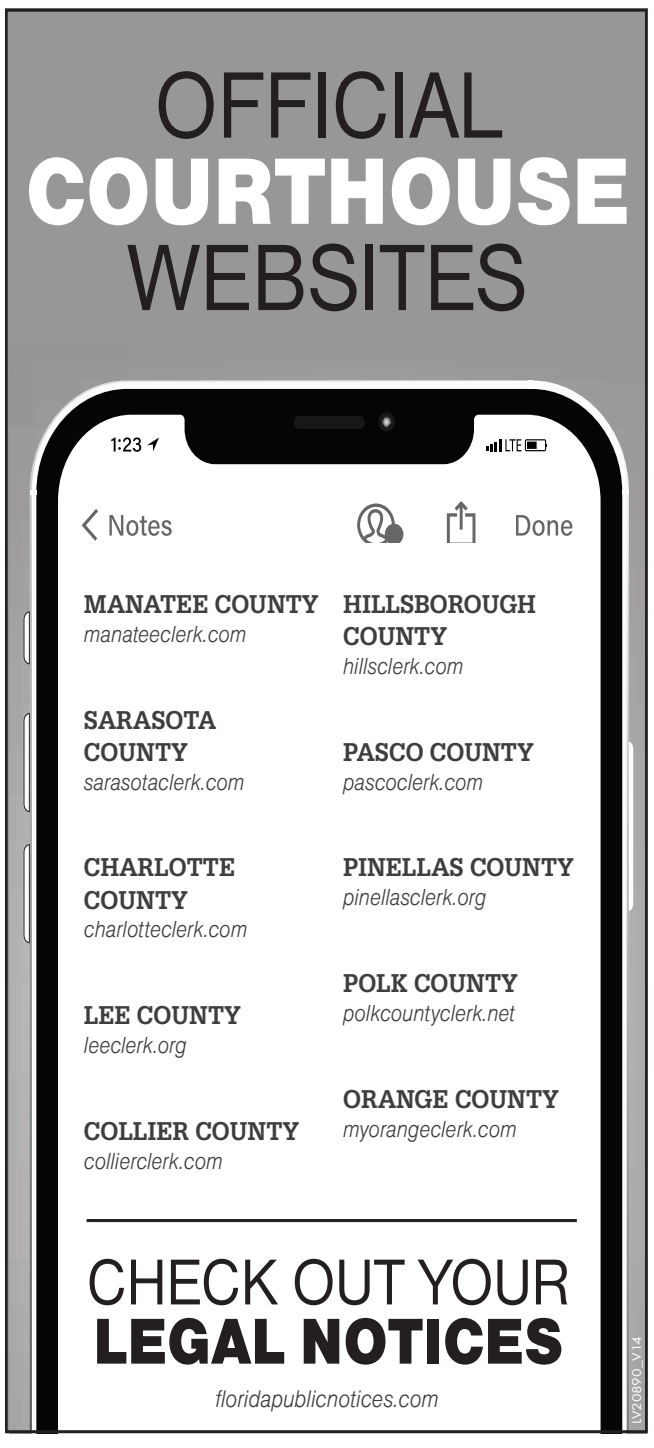
Lot 32, Block 10, Asbel Estates Phase 2, according to the Plat thereof as recorded in Plat Book 58, Page (s) 85 through 94, Inclusive, of the Public Records of Pasco County, Florida.

Parcel I.D. No.: 21-25-18-0070-01000-0320 a.k.a 9529 Maxson Dr

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before January 2nd, 2024, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks.

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 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) 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.

Signed on this 22nd day of November, 2023.
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
Deputy Clerk
First Publication on December 1st, 2023.
December 1, 8, 2023 23-01965P



FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-CP-001967
IN RE: ESTATE OF BEVERLY JEAN CLARK
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 Beverly Clark, deceased, File Number 23-CP-001967, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was February 2, 2023; that the total value of the estate is $_____ and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Brenda J. Barden
957 S Main ST Lot 15
Mansfield, PA 16933
Bruce E. Clark
329 N Main St
Mansfield, PA 16933

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 December 1, 2023.

Persons Giving Notice:
/s/ Brenda J. Barden
Brenda J. Barden
957S Main ST
Lot 15
Mansfield, PA 16933
Attorney for Persons Giving Notice:
/s/ T. Edmund Spinks., Esq.
T. Edmund Spinks, Esq.
Florida Bar Number: 0423947
2801 W. Busch Blvd Ste 200
Tampa, FL 33618
Telephone: (813) 651-1233
E-Mail: ed@spinkslawfirm.com
December 1, 8, 2023 23-01976P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-001567
IN RE: ESTATE OF AUGUST C. CAVALLERO
Deceased.

The administration of the estate of AUGUST C. CAVALLERO, 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 P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 December 1, 2023.

Personal Representatives:
MARGARET M. CAVALLERO
4701 Pleasant Ave
Norfolk, Virginia 23518
LESA ANN CAVALLERO-LARAIA
9 Governor Street,
New Britain, Connecticut 06053
Attorney for Personal Representative:
EDWARD V. SMITH
Florida Bar Number: 102848
E-Mail: esmith@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar Number: 0115708
E-Mail: pcourville@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
Attorneys for Personal Representatives
WOLLMAN GEHRKE
& ASSOCIATES, P.A.
2235 Venetian Court, Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
December 1, 8, 2023 23-01977P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Hogan Welding and Fabrication, located at 9729 Bahia Loop, in the City of Land O Lakes, County of Pasco, State of FL, 34639, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28 of November, 2023.
Ryan Christopher Hogan
9729 Bahia Loop
Land O Lakes, FL 34639
December 1, 2023 23-01979P

FIRST INSERTION

Affordable Secure Storage – Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

G09: Stephanie Walker
I08: Jennifer St. Pierre
I09: Steve Gibson
L11: Angelia Hilley

SALE NOTICE
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE
www.storagetreasures.com
On December 16 th, 2023 AT OR AFTER: 11:00 AM.EST.
December 1, 8, 2023 23-01978P

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
CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2019CA001973CAAXES
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2007-OA3),
Plaintiff, vs.
RICHARD A. SERGI A/K/A RICHARD ANTHONY SERGI; WILDERNESS LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 11, 2023 and an Order Resetting Sale dated November 27, 2023 and entered in Case No. 2019CA001973CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2007-OA3) is Plaintiff and RICHARD A. SERGI A/K/A RICHARD ANTHONY SERGI; WILDERNESS LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on December 19, 2023 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 6, BLOCK I, WILDERNESS LAKE PRESERVE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 102-112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

DATED November 27, 2023.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178445 / TM1
December 1, 8, 2023 23-01975P

SUBSEQUENT INSERTIONS

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000170TDAXXX

NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1908395
Year of Issuance: 06/01/2020
Description of Property:
12-25-16-0090-08600-0170
GRIFFIN PK PB 2 PG 78 E 32 FT LOT 17 & LOT 18 EXC E 16 FT BLK 86
Name(s) in which assessed:
9125 KOSIMO STREET LAND TRUST
NEXOVANT PROPERTIES LLC TRUSTEE
CAREY LAW GROUP PA 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 December 14, 2023 at 10:00 am.

October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01862P

FOURTH INSERTION

Notice of Application for Tax Deed

2023XX000148TDAXXX

NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1800547
Year of Issuance: 06/01/2019
Description of Property:
22-24-21-0030-00500-0060
LAKE GEO PARK PB 4 PG 32 LOTS 6 & 7 BLOCK 5 OR 1173 PG 1998
Name(s) in which assessed:
PABLO CRUZ
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 December 14, 2023 at 10:00 am.

October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01844P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000168TDAXXX

NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1904636
Year of Issuance: 06/01/2020
Description of Property:
14-26-18-0000-01400-0111
NORTH 100 FT OF SOUTH 300 FT OF FOLL DESC PARCEL BEGIN SE COR OF NW1/4 OF SW1/4TH S89DEG 47'59"W 425.73 FT TH N01DEG 51'47"E 739.54 FT TH N89DEG44' 31"E 397.99 FT TO E LINE OF NW1/4 OF SW1/4 TH S00DEG17' 13"E 739.46 FT TO POB SUBJECT TO AN EASEMENT OVER THE WEST 15 FT FOR INGRESS & EGRESS OR 5419 PG 139 OR 6994 PG 298
Name(s) in which assessed:
DEBRAH ELLIOTT MITCHELL ROAD TRUST #4302-4306
THE DEBRAH ELLIOT MITCHELL ROAD TRUST #4302-4306 DATED APRIL 26, 2006
WESLEY DAVIES TRUSTEE
NICOLE DAVIES MULE AS 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 December 14, 2023 at 10:00 am.

October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01860P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
UCN#:512023CP001926CPAXWS
Ref. #: 2023CP001926CPAXWS
In Re the Estate Of:
Ellen D. Tibbits, Deceased.

The administration of the estate of ELLEN D. TIBBITS, Deceased, File 2023CP001926CPAXWS UCN#:512023CP001926CPAXWS, is pending in the Probate Court, Pasco County, Florida, the address of which is: Robert D. Sumner Judicial Ctr., 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is November 24, 2023.

Personal Representative:
PHILIP K. TIBBITS
Attorney for Personal Representative:
RUSSELL K. BORING, ESQ.
Russell Boring, P.A.
P.O. Box 66656
St. Pete Beach, Florida 33736
(727) 800-2440
FBN: 0362580
Primarye-mail:Russ@boringlawyer.com
Secondary e-mail:
Rboringlawyer@gmail.com
Nov. 24; Dec. 1, 2023 23-01957P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2018-DR-0851-WS
MATTHEW CONKEL,
Petitioner, and
AMANDA M. RICHARDSON,
Respondent.
To: Amanda M. Richardson
Last Known Address: 4711 Beacon Hill Drive, New Port Richey, FL. 34652

YOU ARE NOTIFIED that an action for modification has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, Matthew Conkel, mailed to his attorney, Lynna A. Comunale, Esq., Catey & Maguire Law, P.L.L.C., 8018 Old County Road 54, New Port Richey, Florida 34653, on or before Dec 11, 2023, and file the original with the clerk of this Court, at 7530 Little Road, New Port Richey, Florida, 34654, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in 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: November 2, 2023
CLERK OF THE CIRCUIT COURT
By: /s/ Conniejo Makowski
Deputy Clerk
Nov. 24; Dec. 1, 8, 15, 2023
23-01953P

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CC003474CCAXES
ALLY BANK,
Plaintiff, VS.
LUIS CALDERON; et al.,
Defendant(s).
TO: Luis Calderon
Last Known Residence: 33516 Brisk Drive Wesley Chapel, FL 33543

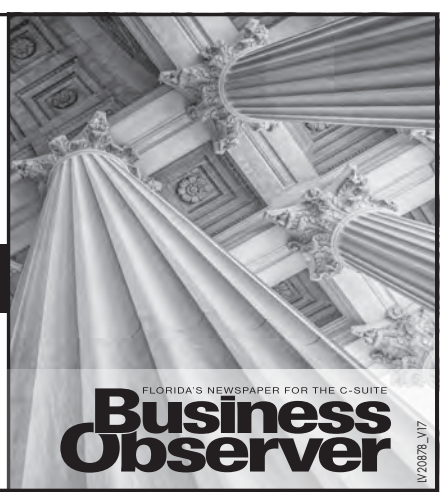
YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damagers on the following property in Pasco County, Florida:

2020 Ford F-350, VIN 1FT-8W3DT3LED83639

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 December 18th, 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 November 14th, 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
1693-038B
Ref# 6022
Nov. 17, 24; Dec. 1, 8, 2023
23-01932P

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• Simply email your notice to legal@businessobserverfl.com
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V17

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512023CP001879CPAXES
IN RE: ESTATE OF
RICHARD T RUSSER,
aka RICHARD THOMAS RUSSER
Deceased.

The administration of the estate of RICHARD T RUSSER, also known as RICHARD THOMAS RUSSER, deceased, whose date of death was June 20, 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: November 24, 2023.

Signed on this day of 11/20/2023.

MURRY HOOPER
Personal Representative
2 Hawks View
Honeoye Falls, NY 14472

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
Nov. 24; Dec. 1, 2023 23-01955P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000152TDAXXX

NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909822
Year of Issuance: 06/01/2020
Description of Property:
03-26-16-0000-00100-2360
THAT PORTION OF SECTION FKA LOT 236 OF LAKEWOOD VILLAS UNIT 10 PB 12 PG 120 & POR OF DEERMONT DR ADJACENT TO FORMER LOT 236 PER BCC RES NO 01-196 VACATING PORTION OF PLAT PER OR 4610 PG 300 OR 5391 PG 739
Name(s) in which assessed:
DANIELLE GIROUARD FAMILY TRUST
DANIELLE GIROUARD 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 December 14, 2023 at 10:00 am.

October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01898P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000171TDAXXX

NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1906285
Year of Issuance: 06/01/2020
Description of Property:
21-25-17-0110-18600-0081
MOON LAKE ESTATES UNIT ELEVEN PB 5 PG 141 LOTS 8 9 & 10 BLOCK 186 OR 8580 PG 2748 OR 9529 PG 939
Name(s) in which assessed:
DIANE ELAINE BYMAN STOLT
MATTHEW TAYLOR
SPENCER TAYLOR
RACHEL PEREZ
SPENCER N TAYLOR
RACHEL S PEREZ
MATTHEW B TAYLOR

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 December 14, 2023 at 10:00 am.

October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01863P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2021 CA 002971 WS
PLANET HOME LENDING, LLC,
Plaintiff, v.
CATHERINE ANDREWS, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated June 13, 2023 and an Amended Order Granting Plaintiff's Motion to Cancel and Reset Foreclosure Sale dated October 31, 2023, issued in and for Pasco County, Florida, in Case No. 2021 CA 002971 WS, wherein PLANET HOME LENDING, LLC is the Plaintiff, and CATHERINE ANDREWS, THE UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRY W. ANDREWS, COURTNEY MICHELLE ANDREWS, HARRY RYAN ANDREWS, A LEGALLY MENTALLY INCAPACITATED INDIVIDUAL, IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN, CATHERINE ANDREWS, THE CLERK OF THE COURTS FOR PASCO COUNTY, FLORIDA and UNKNOWN TENANT #1 N/K/A TAYLOR MCGLYNN are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 04, 2024, at electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOTS 31, 32 AND 33, BLOCK 186, MOON LAKE ESTATES, UNIT ELEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 141, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH A 1997 OAKK 56` MOBILE HOME VIN NUMBERS: GAFLT34A245490K21 AND GAFLT34B245490K21 AND TITLE NUMBERS 73043779 AND 73043777.
Property Address: 10048 Marley Avenue, New Port Richey, FL 34654

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.

IMPORTANT

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 21st day of November, 2023.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Nov. 24; Dec. 1, 2023 23-01959P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 2023CA003870CAAXES
AMERIFUNDS SECURED
INCOME FUND II, LLC,
Plaintiff, vs.
BETTY L CONLEY, et al.,
Defendant.

To: JOHN P. HILBURN
3939 PERKINS AVE
WALL LAKE, IA 51466
JOHN P. HILBURN
500 5TH PL
BREDA, IA 51436
JOHN P. HILBURN
543 PEA RIDGE RD.
ROPER, NC 27970
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:

ALL OF LOT 2, IN BLOCK 1, IN BANKSTON'S SUBDIVISION OF THE TOWN OF TRILBY, AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE JOHN STEPHENS LOT, THEN RUN NORTH 70 FEET ALONG THE ACL RAILWAY RIGHT OF WAY, THEN RUN WEST 90 FEET, THEN RUN SOUTH 70 FEET, THEN RUN EAST 90 FEET TO THE POINT OF BEGINNING, ALSO ADJOINING TRACT AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 2, IN BLOCK 1, IN THE BANKSTON'S SUBDIVISION OF TRILBY, THEN RUN NORTH 11 FEET, THEN RUN WEST 90 FEET, THEN RUN SOUTH 11 FEET, THEN RUN EAST 90 FEET TO THE POINT OF BEGINNING, ALL BEING IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 21 EAST; ALSO, BEGINNING AT A POINT 523 FEET, 24 DEGREES 55 MINUTES WEST OF NORTH, THENCE NORTH 24 DEGREES 55 MINUTES WEST 230 FEET, THENCE WEST 24 DEGREES 55 MINUTES SOUTH OF WEST 90 FEET, THENCE SOUTH 24 DEGREES 55 MINUTES EAST 223 FEET, THENCE EAST 24 DEGREES 55 MINUTES NORTH 90 FEET, IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 21 EAST, ALSO KNOWN AS LOT 1, BLOCK 1, FORREST BANKSTON'S SUBDIVISION OF TRILBY, LESS SOUTH 11 FEET AND LYING ADJACENT TO WEST SIDE OF ACL RAILROAD;
ALSO, BEGIN ON THE SOUTH SIDE OF OAK STREET 90 FEET WESTERLY FROM THE CORNER OF OAK STREET AND RAILROAD AVE, THENCE SOUTHWESTERLY ON THE SOUTH SIDE OF OAK STREET 70 FEET, THENCE SOUTHEASTERLY AT RIGHT ANGLES TO OAK STREET 311 FEET, THENCE NORTHEASTERLY PARALLEL WITH OAK STREET 70 FEET TO THE WEST LINE OF BANKSTON'S SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE NORTHWESTERLY ON WEST LINE OF SAID SUBDIVISION 311 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 21 EAST.
PARCEL NUMBER: 27-23-21-0030-00000-0010 & 27-23-21-0000-02400-0000

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Nicholas J Vanhook, 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 December 26th, 2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

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

CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Haley Joyner
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
23-06379FL
Nov. 24; Dec. 1, 2023 23-01954P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000145TDAXXX

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 #: 1406366
Year of Issuance: 06/01/2015
Description of Property:
16-25-17-0100-16200-0050
MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 5 6 26 & 27 BLOCK 162 OR 8297 PG 1047
Name(s) in which assessed:
DREAMCATCHER/EQUUS SANCTUARY ET AL
DREAMCATCHER/EQUUS SANCTUARY
LIFESAVERS WILD HORSE RESCUE
INTERNATIONAL FUND FOR ANIMAL WELFARE
NATIONAL ANTI VIVISECTION SOCIETY
CT CORPORATION SYSTEM REGISTERED AGENT
FARM SANCTUARY
CORPORATION SERVICE COMPANY REGISTERED AGENT
ALLEY CAT ALLIES
ALLEY CAT ALLIES INCORPORATED
COGENCY GLOBAL INC REGISTERED AGENT
WILD BURRO RESCUE & PRESERVATION PROJECT
RETURN TO FREEDOM INC
ANIMAL LEGAL DEFENSE FUND (ALDF)
MISSISSIPPI ANIMAL RESCUE LEAGUE
THE FUND FOR ANIMALS INC
C T CORPORATION SYSTEM REGISTERED AGENT
UNITED ANIMAL NATIONS
UNITED ANIMAL NATIONS CORP
COGENCY GLOBAL INC REGISTERED AGENT
FARM SANCTUARY INC

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 December 14, 2023 at 10:00 am.

October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01841P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO:
512023CP001477CPAXES
IN RE: ESTATE OF
MARY SHANHOLTZ HULL,
Deceased.

The administration of the Estate of Mary Shanholtz Hull, deceased, whose date of death was 2/12/2023, Case Number 512023CP001477CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

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

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

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

The date of first publication of this notice is the 24 day of November 2023.

Personal Representative
Janet F Hull,
2746 Wilsky Road
Land O Lakes, FL, 34639

Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of
Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
Nov. 24; Dec. 1, 2023 23-01952P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001420
IN RE: ESTATE OF
ROBBY EADY,
Deceased.

The administration of the estate of ROBBY EADY, deceased, whose date of death was June 20, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656. 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: November 24, 2023.

VICKY EADY
Personal Representative
14839 US Hwy 41
Spring Hill, FL 34610

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
Nov. 24; Dec. 1, 2023 23-01946P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512023CP001671CPAXES
Division I/J
IN RE: ESTATE OF
DEBORAH CUTLER AKA
DEBORAH J. CUTLER AKA
DEBORAH JEAN CUTLER
Deceased.

The administration of the estate of DEBORAH CUTLER AKA DEBORAH J. CUTLER AKA DEBORAH JEAN CUTLER, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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 November 24, 2023.

Personal Representative:
KEITH ANTHONY CUTLER
707 Woodland Avenue SE, Apt. A
Atlanta, Georgia 30316

Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
Nov. 24; Dec. 1, 2023 23-01947P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA
IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 51-2022-CA-000402 WS
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
LARRY BATTEY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 01, 2023 in Civil Case No. 51-2022-CA-000402 WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and Larry Battey, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of December, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 35 AND 36, BLOCK 70, GRIFFIN PARK SUBDIVISION OF THE CITY OF FIVAY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 AND 78A, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 2002 FORESTMANO MOBILE HOME VIN# FLHML2F157425816A AND FLHML2F157425816B

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
21-04457FL
Nov. 24; Dec. 1, 2023 23-01936P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 2021-CC-000267-ES
THOUSAND OAKS EAST PHASE 5 HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff, vs.
JOSE MARTINEZ, UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to the Order to Reschedule Foreclosure Sale and the Uniform Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2021-CC-000267-ES, the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

LOT 16 IN BLOCK 1 OF THOUSAND OAKS EAST PHASE V, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66 AT PAGE 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Addres: 9481 Trumpet Vine Loop, Trinity, Florida 34655

at public sale, to the highest and best bidder for cash at 11:00 a.m. on December 14, 2023. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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 the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 14th day of November 2023.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Kyle J. Keough
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
John D. Kimbrough III,
Florida Bar No.: 1018111
Drew C. Corbin,
Florida Bar No.: 1019183
Kyle J. Keough,
Florida Bar No.: 1026077
10308-054
Nov. 24; Dec. 1, 2023 23-01937P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
2023CA000514CAAXWS
MCLP ASSET COMPANY, INC.
Plaintiff(s),
vs.
JAMES R. HANRATTY; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 7, 2023 in the above-captioned action, the Clerk of Court, , will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of December, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 28, DEERTRAIL AT CYPRESS TRACE, according to the plat thereof, as recorded in Piat Book 31, Pages 84 through 86, inclusive, of the Public Records of Pasco County, Florida.

Property address: 8237 Setters Point Drive, New Port Richey, FL 34653

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (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.

Respectfully submitted,
/s/ Heather L. Griffiths
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-008543-1
Nov. 24; Dec. 1, 2023 23-01944P

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.:
51-2023-CA-003756-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DESIREE LOWRY; UNKNOWN SPOUSE OF DESIREE LOWRY; 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 16 day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

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

PROPERTY ADDRESS: 7731 FOXBLOOM DR, PORT RICHEY, FL 34668

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

Dated this 15 day of November 2023.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-01863
Nov. 24; Dec. 1, 2023 23-01935P

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. 2023CA000473CAAXWS
CALIBER HOME LOANS, INC.,
Plaintiff, vs.
HUNTER C. MARTIN , et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 07, 2023, and entered in 2023CA000473CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and HUNTER C. MARTIN 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 December 14, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 4, TRACT 33, C.E. CRAFTS SUBDIVISION NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 44, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5916 GULF DR, NEW PORT RICHEY, FL 34652

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 20 day of November, 2023.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-092448 - EuE
Nov. 24; Dec. 1, 2023 23-01951P

SECOND INSERTION

AMENDED NOTICE TO SHOW CAUSE AND NOTICE OF SUIT[1]
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL ACTION NO.:
2023CA004535
PARCEL NO.: 100
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,
Petitioner, vs.
SALIM LAKHANI; MIRAZALI LAKHANI; LAILA LAKHANI; ALMAS LAKHANI; SYED IRSHAD ALI; SYED ZULFIQUAR ALI; SYED NOAMAN ALI; NAZEEMA LAKHANI; HAFEEZ LAKHANI, A/K/A HAFFEZ LAHKANI; PASCO COUNTY TAX COLLECTOR; AND ALL UNKNOWN PARTIES THAT MAY HAVE AN INTEREST IN PARCEL 100,
Defendants.
STATE OF FLORIDA TO:
Salim Lakhani
3109 Commerce Drive
Jonesboro, AR 72401-9132
Mirazali Lakhani
3637 Convington Lane
Lakeland, FL 33810
Laila Lakhani
1615 W Memorial Blvd.
Lakeland, FL 33815-1234
Almas Lakhani
1615 W Memorial Blvd.
Lakeland, FL 33815-1234
Syed Irshad Ali
3014 Oakhill Rd.
Clearwater, FL 33765
Syed Zulfiquar Ali
1850 North Fort Harrison Ave. Apt. 4
Clearwater, FL 33775
Syed Noaman Ali
7814 E Elm Street
Tampa, FL 33610
Nazeema Lakhani
3637 Covington Lane
Lakeland, FL 33810
Hafeez Lakhani, a/k/a Haffez Lakhani
1615 W Memorial Blvd.
Lakeland, FL 33815-1234
All unknown parties that may have an interest in Parcel 100 By Serving: Via Publication
Pasco County Tax Collector
Serve: Mike Fasano or his designee
East Pasco Government Center
14236 6th Street, Room 100
Dade City, FL 33523

To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

F.P. NO. 443368-3 S.R. 700/35/U.S.98 PASCO COUNTY DESCRIPTION PARCEL 100 FEE SIMPLE RIGHT OF WAY

A portion of Lot 350, UNRECORDED PLAT OF COMMERCIAL HIGHLANDS SOUTH as described in Official Record Book 4395, Pages 1893, of the Public Records of Pasco County, Florida, being a portion of the Southeast 1/4 of Section 35, Township 25 South, Range 22 East, Pasco County, Florida, being more particularly described as follows:

Commence at the intersection of the South line of Lot 350, UNRECORDED PLAT OF COMMERCIAL HIGHLANDS SOUTH as recorded in Official Records Book 4395, Page 1893 of the Public Records of Pasco County, Florida, and the existing North right of way line of County Road 54 per Florida Department of Transportation Right of Way Map Sections 14090-2501 & 16001-2501, said right of way line also being the South line of said Lot 350 said intersection being marked by a 1/2" Capped Iron Rod stamped "SURVEYS INC LB 3028", lying S 57°42'50" E, 0.94 feet from said intersection; thence S 89°59'32" E, along said North right of way line and said South line, a distance of 325.81 feet to the POINT OF BEGINNING and a point on a curve concave Northwesterly, having a radius of 179.50 feet; thence Northeasterly 72.71 feet along the arc of said curve, having a central angle of 23°12'33", and a chord bearing and distance of N 78°24'11" E, 72.22 feet to the point of compound curvature of a curve concave Northwesterly, having a radius of 41.00 feet; thence Northeasterly 66.65 feet along the arc of said curve, having a central angle of 93°08'25", and a chord bearing and distance of N 20°13' 42" E, 59.55 feet; thence non-tangent, N 57°43'07" W, a distance of 326.91 feet to the West line of said Lot 350; thence N 32°17'01" E, along said West line, a distance of 18.00 feet to the existing Southerly right of way line of State Road 700 / State Road 35 (U.S. 98) per Florida State Road Department Right of Way Map Section 1407-201, said right of way line also being the North line of said Lot 350; thence S 57°43' 07" E, along said Southerly right of way line and said North line, a distance of 487.27 feet to the intersection of said right of way line and the aforementioned North right of way line of County Road 54, marked by a 5"x5" Concrete Monument with a broken top and nail in the center lying S 57°43'07" E, 0.22 feet from said intersection; thence N 89°59'32" W, along said North right of way line of County Road 54 and said South line of Lot 350, a distance of 236.52 feet to the POINT OF BEGINNING.

Containing 13,122 square feet, more or less.

You are each notified that the Petitioner filed its sworn Petition and its Declaration of Taking in this Court against you as defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Pasco. You are further notified that the Petitioner will apply to the **Honorable Susan Gardner Barthle,** one of the Judges of this Court on the **29th day of January 2024, at 11:00 a.m.,** at 38053 Live Oak Avenue, Room 127, Dade City, FL 33523, for an Order of Taking Hearing in this cause - to be held in-person. All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND

Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

State of Florida, Department of Transportation 11201 N. McKinley Drive
Tampa, Florida 33612
c/o Africa Altidor (813) 975-6099
Florida Bar No.: 124595

on or before December 29, 2023, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition.

If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

WITNESS MY HAND AND SEAL ON SAID Court on the November 15, 2023.

1 Amended to add legal description, F.P.NO. 256423-3; State Road 533; Pasco County; Parcel 100

(SEAL) 2023CA004535CAAXES
11-15-2023 11:40 AM
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2023CA004535CAAXES
11-15-2023 11:40 AM
Deputy Clerk: Yolanda Amburgey
Nov. 24; Dec. 1, 2023 23-01948P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2021-CA-002477
PENNYMAC LOAN SERVICES, LLC,
Plaintiff,
v.
LUIS CARLOS VILLALTA, et al.,
Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on January 2, 2024, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 459, EMBASSY HILLS UNIT THREE, according to the map or plat thereof as recorded in Plat Book 11, Page 119, of the Public Records of Pasco County, Florida.

Property Address: 7121 Oakshire Dr, Port Richey, FL 34668

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

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

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

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

SUBMITTED on this 17th day of November, 2023.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Nov. 24; Dec. 1, 2023 23-01945P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000157TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909533
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0280
TIMBER WOODS SUB PB 15 PG 8 LOT 28 OR 8224 PG 1481
Name(s) in which assessed:
DENTON II LLC
JONATHAN R POLITANO
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01852P

FOURTH INSERTION

Notice of Application for Tax Deed
2021XX000024TDAXXX
NOTICE IS HEREBY GIVEN,
That CAZENOVIA CREEK FUNDING II 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 #: 1711867
Year of Issuance: 06/01/2018
Description of Property:
32-26-16-062D-00001-2300
FOREST HILLS UNIT 26 PB 11 PG 92 LOT 1230 OR 9654 PG 1029
Name(s) in which assessed:
GREGORY B DEMONTFORT
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01839P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000146TDAXXX
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 #: 1406559
Year of Issuance: 06/01/2015
Description of Property:
21-25-17-0130-22600-0180
MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 18 & 19 BLK 226 OR 5191 PG 1543
Name(s) in which assessed:
LINDA LABOLT
GEORGE E LABOLT
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01842P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000155TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909531
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0250
TIMBER WOODS SUB PB 15 PG 8 LOT 25 OR 8224 PG 1550
Name(s) in which assessed:
CRYSTAL I LLC
JONATHAN R POLITANO
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01850P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000156TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909532
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0270
TIMBER WOODS SUB PB 15 PG 8 LOT 27 OR 8224 PG 1450
Name(s) in which assessed:
JONATHAN R POLITANO
REGISTERED AGENT
DENTON II LLC
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01851P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000158TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909534
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0290
TIMBER WOODS SUB PB 15 PG 8 LOT 29 OR 8224 PG 1416
Name(s) in which assessed:
WINDER VI LLC
JONATHAN R POLITANO
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01853P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000164TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1911604
Year of Issuance: 06/01/2020
Description of Property:
30-26-16-0160-00000-5620
BUENA VISTA-3 PB 5 PG 172 LOT 562 OR 1593 PG 427
Name(s) in which assessed:
ESTATE OF LEONARD LINSTONE DECEASED
LEONARD LINDSTONE
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01858P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000161TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1909571
Year of Issuance: 06/01/2020
Description of Property:
33-25-16-0030-00000-0060
ALKEN ACRES PB 6 PG 99 LOT 6 OR 6733 PG 1210 & OR 6927 PG 1868
Name(s) in which assessed:
ALLISON POTTS
MARTY MYRDAHL
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01855P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000159TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1907532
Year of Issuance: 06/01/2020
Description of Property:
34-24-16-0060-00000-0330
FLORESTATE PARK NO1 B7 P10 LOT 33 OR 9106 PG 1007
Name(s) in which assessed:
KATHY DEAN WEBER
JOHNNY MILFORD WAYNE BURKE
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01854P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000149TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909528
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0210
TIMBER WOODS SUB PB 15 PGS 8 & 9 LOT 21 OR 8202 PG 1189
Name(s) in which assessed:
ELLA III LLC
JONATHAN R POLITANO
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01845P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000150TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909529
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0220
TIMBER WOODS SUB PB 15 PGS 8 & 9 LOT 22 OR 8202 PG 1123
Name(s) in which assessed:
VERONA V LLC
JONATHAN R POLITANO
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01846P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000154TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909530
Year of Issuance: 06/01/2020
Description of Property:
32-25-16-0500-00000-0230
TIMBER WOODS SUB PB 15 PGS 8 & 9 LOT 23 OR 8202 PG 1159
Name(s) in which assessed:
JONATHAN R POLITANO
REGISTERED AGENT
CRYSTAL I LLC
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01849P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000166TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1901922
Year of Issuance: 06/01/2020
Description of Property:
11-26-21-0010-12900-0015
CITY OF ZEPHYRHILLS PB 1 PG 54 PORTION LOTS 1 2 & 3 BLOCK 129 DESC AS BEG AT THE NWLY COR LOT 1 TH ELY ALG NLY BDY LOT 1 50.00 FT TH AT RIGHT ANGLES TO NLY BDY LOT 1 84.00 FT IN A SLY DIRECTION TO A PT TH AT RIGHT ANGLES TO LAST DESC LN 50.00 FT IN A WLY DIRECTION TH AT RIGHT ANGLES TO LAST DESC LINE 84.00 FT IN A NLY DIRECTION TO THE WLY BDY OF LOTS 1 2 & 3 TO POB OR 6915 PG 549
Name(s) in which assessed:
LAKEYSHA COLLYMORE
KIM C JAMES
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01859P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000147TDAXXX
NOTICE IS HEREBY GIVEN,
That V GUPTA INC, 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 #: 1403343
Year of Issuance: 06/01/2015
Description of Property:
35-25-19-0010-00000-5060
TAMPA HIGHLANDS AKA QUAIL HOLLOW PINES UNRECORDED PLAT LOT 506 DESC AS FROM THE SE COR OF SECTION 35 TH N00DG 44' 39"E ALG THE EAST LINE 3048.88 FT FOR POB TH CONT N00DG 44' 39"E 150.00 FT TH N89DG 15' 21"W 633.91 FT TH S00DG 39' 58"E 150.05 FT TH S89DG 15' 21"E 630.22 FT TO POB OR 1684 PG 1988
Name(s) in which assessed:
EST OF MARJORIE P FRENSLEY
ANDREW T PEAKE
MATTHEW H PEAKE
R J BLAND
MARJORIE P FRENSLEY
ROBIN J BLAND
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01843P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000153TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1909823
Year of Issuance: 06/01/2020
Description of Property:
03-26-16-0000-00100-2370
THAT PORTION OF SECTION FKA LOT 237 OF LAKEWOOD VILLAS UNIT 10 PB 12 PG 120 & POR OF DEERMONT DR ADJACENT TO FORMER LOT 237 PER BCC RES NO 01-196 VACATING PORTION OF PLAT PER OR 4610 PG 300 OR 5391 PG 739
Name(s) in which assessed:
DANIELLE GIROUARD FAMILY TRUST
DANIELLE GIROUARD
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01848P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000162TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1902875
Year of Issuance: 06/01/2020
Description of Property:
04-26-20-0010-00000-0210
ELOIAN SUB PB 17 PGS 9-11 LOT 21 OR 8969 PG 1529
Name(s) in which assessed:
JAMES KEVIN CURTIN
JAMIE LEE CURTIN
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01856P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000163TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1912100
Year of Issuance: 06/01/2020
Description of Property:
24-26-15-0760-00001-1350
BEACON SQUARE UNIT 10-A PB 9 PGS 63-64 LOT 1135 OR 9287 PG 2889
Name(s) in which assessed:
JESUS G ECHEVERRIA-SALAZAR
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01857P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000169TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1911774
Year of Issuance: 06/01/2020
Description of Property:
31-26-16-0170-00000-4170
BUENA VISTA NO 2 PB 4 PG 108 LOT 417 OR 7406 PG 399 OR 8136 PG 196
Name(s) in which assessed:
JOSEPH D REZNY
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01861P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000144TDAXXX
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 #: 1406262
Year of Issuance: 06/01/2015
Description of Property:
16-25-17-0080-13100-0080
MOON LAKE ESTATES UNIT 8 PB 4 PG 98 LOTS 8 & 9 BLOCK 131 OR 8255 PG 1076 OR 9341 PG 2238
Name(s) in which assessed:
BEATRICE A FRENCH DECEASED
JOHN H FRENCH
KELLY A DAVIDSON
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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01840P

FOURTH INSERTION

Notice of Application for Tax Deed
2023XX000151TDAXXX
NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, 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 #: 1806022
Year of Issuance: 06/01/2019
Description of Property:
16-25-17-0080-13100-0100
MOON LAKE ESTATES UNIT 8 PB 4 PG 98 LOTS 10 & 11 BLOCK 131 OR 8255 PG 1076 OR 9341 PG 2238
Name(s) in which assessed:
KELLY A DAVIDSON
JOHN H FRENCH
BEATRICE A FRENCH 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 December 14, 2023 at 10:00 am.
October 24, 2023
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
Nov. 10, 17, 24; Dec. 1, 2023
23-01847P

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

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

Rarely do consumers specifically search online for public notices.

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