









--- ACTIONS ---

FIRST INSERTION

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

**CASE NO.: 2024CA000345CAAXES**  
**SEATTLE BANK**  
**PLAINTIFF, VS.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES**  
**AND ALL OTHERS WHO MAY**  
**CLAIM AN INTEREST IN THE**  
**ESTATE OF LONNA DAVIS**  
**A/K/A LONNA S. DAVIS, ET AL.,**  
**DEFENDANT(S).**

TO: Joshua Benya A/K/A Joshua Anthony Benya

Last Known Address: 7154 Red Arrow Hwy, Stevensville, MI 49127

Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Lonna Davis A/K/A Lonna S. Davis

Last Known Address: 26933 Carmen Pl, Lutz, FL 33559

Current Residence: UNKNOWN

TO: Unknown Spouse of Lonna Davis A/K/A Lonna S. Davis

Last Known Address: 26933 Carmen Pl, Lutz, FL 33559

Current Residence: UNKNOWN

TO: Shelly McGary A/K/A Shelly Marie McGary A/K/A Shelly McGary

Last Known Address: 26933 Carmen Pl, Lutz, FL 33559

Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Paul ("PJ") Yakel A/K/A Paul Joseph Yakel ("PJ")

Last Known Address: 1422 Downing Ave, Benton Harbor, MI 49022

Current Residence: UNKNOWN

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

LO T 85, QUAIL HOLLOW VILLAGE UNIT 2, PHASE A, ACCORDING TO MAP OR PLAT

THEREOF AS RECORDED IN  
PLAT BOOK 26, PAGE 11 OF  
THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 04/29/24, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this MAR 22 2024.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of Court  
(SEAL)

By: /s/ REMIGIA ZERILLO  
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC  
Attorney for Plaintiff

210 N. University Drive,  
Suite 900  
Coral Springs, FL 33071

Mar. 29; Apr. 5, 2024 24-00506P

FIRST INSERTION

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

**CASE NO.: 51-2022-CA-001569WS**  
**BANK OF AMERICA, N.A.,**  
**Plaintiff, vs.**  
**VICTORIA C. RODRIGUEZ, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 27, 2024, and entered in Case No. 51-2022-CA-001569WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of America, N.A., is the Plaintiff and Victoria C. Rodriguez, Beacon Woods East Master Association, Inc, Beacon Woods East Recreation Associates, Inc., Beacon Woods East Homeowners Association, Inc., Unknown Party#1 N/K/A Diane Rodriguez, Unknown Party#2 N/K/A Samantha Aguilar, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the June 5, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 184, BEACON WOODS EAST, SANDPIPER VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 67 THROUGH 71, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 13001 SIRIUS LN HUDSON FL 34667

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

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

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

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

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

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

Dated this 26 day of March, 2024.

ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService:  
servealaw@albertellilaw.com

By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
AM - 22-003368  
Mar. 29; Apr. 5, 2024 24-00529P

# OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR  
LEGAL NOTICES

floridapublicnotices.com

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



**SAVE  
TIME**

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV10237

LV20890\_V23





--- TAX DEEDS ---

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000181TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000186TDAXXX
NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000191TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000183TDAXXX
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.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000180TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000193TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000182TDAXXX
NOTICE IS HEREBY GIVEN, That SHEILA PRIESTLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000189TDAXXX
NOTICE IS HEREBY GIVEN, That CYNTHIA H KINNARD, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000176TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000194TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000188TDAXXX
NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000184TDAXXX
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.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000185TDAXXX
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.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000179TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000187TDAXXX
NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000172TDAXXX
NOTICE IS HEREBY GIVEN, That XENIA ESTHER INGRAM, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000192TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

FOURTH INSERTION
Notice of Application for Tax Deed 2023XX000184TDAXXX
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.