

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EDNC Properties located at 34228 Jasper Stone Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel, Florida, this 4th day of January, 2023. Carlos Hernandez January 13, 2023	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dog Training Elite Suncoast located at 10927 Bounty St, in the County of Pasco, in the City of New Port Richey, Florida 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey, Florida, this 6th day of January, 2023. FINAL TWO SURVIVOR LLC January 13, 2023
23-00029P	23-00041P

FIRST INSERTION
NOTICE OF REGULAR MEETING OF THE ASTURIA COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors of the Asturia Community Development District will hold their regular monthly meeting on Tuesday, January 24, 2023 at 6:00 p.m., at the Asturia Clubhouse, located at 14575 Promenade Parkway, Odessa, FL 33556. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website https://www.asturiacdd.org/ or contact the District Manager, Tish Dobson, at tdobson@dpfgmc.com beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained by contacting the District Manager, c/o DPFG Management & Consulting, LLC, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132 X-285, or tdobson@dpfmg.com or on the District's website https://www.asturiacdd.org/. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of 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. Tish Dobson, District Manager January 13, 2023
23-00048P

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of P8riot Poo located at 9556 Lakeview Drive, in the County of Pasco, in the City of New Port Richey, Florida 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey, Florida, this 9th day of January, 2023. P8RIOTS ENTERPRISES LLC January 13, 2023	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cool Guyz Maintenance located at 1907 Hess Dr, in the County of Pasco, in the City of Holiday, Florida 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Holiday, Florida, this 9th day of January, 2023. Christopher Robert Cramer January 13, 2023
23-00053P	23-00051P

FIRST INSERTION	FIRST INSERTION
Notice is hereby given that FDL INVESTMENTS OF NEVADA, INC., OWNER, desiring to engage in business under the fictitious name of ALOTT located at 6551 INDUSTRIAL AVE, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 13, 2023	Notice is hereby given that MIKE ANTHONY DESMITH, OWNER, desiring to engage in business under the fictitious name of PRINT DOCTOR M D located at 1334 CHESAPEAKE DR, ODESSA, FLORIDA 33556 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. January 13, 2023
23-00052P	23-00060P

FIRST INSERTION	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 TAMPA HEART & VASCULAR ASSOCIATES, located at 2933 Picana Lane, in the County of Pasco, in the City of Wesley Chapel, Florida 33543, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida. Dated at Pasco County, Florida, this 6th day of January 2023. By: TAMPA HEART & VASCULAR ASSOCIATES, LLC, Owner January 13, 2023	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 A Team Munchiez Vending, located at 18561 Hunters Meadow Walk, in the City of land o lakes, County of Pasco, State of FL, 34638, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11 of January, 2023. Jaciell Oscar Ayala 18561 Hunters Meadow Walk land o lakes, FL 34638 January 13, 2023
23-00035P	23-00068P

FIRST INSERTION	FIRST INSERTION
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 860934 from Word of Life Fellowship, Inc. 13247 Word of Life Drive Hudson, FL 34669. Application received: December 07, 2022. Proposed activity: institutional. Project name: WOL Pool and Restroom Buildings Project size: 0.44 acres Location: Section(s) 35 Township 24 South, Range 17 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. January 13, 2023	23-00055P

FIRST INSERTION
NOTICE OF SALE The Storage Place - Hudson 14615 US Highway 19 Hudson, FL. 34667 727-619-8090 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 Lein for rent and fees due in accordance e with Florida Statute: 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. I-16, I -22, I-49 Monique Podolak A-8 contents of trailer Dusty Haynes O-60 Homemade dump trailer no vin Earl Kreider Your goods will be sold or disposed of on January, 23/2023 January 13, 20,2023
23-00042P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000076TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1802859 Year of Issuance: 06/01/2019 Description of Property: 10-26-20-0030-00300-0010 ABERDEEN - PHASE TWO PB 44 PG 072 BLOCK 3 LOT 1 OR 5311 PG 1952 OR 9125 PG 3842 OR 9505 PG 1935 Name(s) in which assessed: 5235 TREIG HOLDING LAND TRUST 5235 TREIG LANE LAND TRUST THE 5235 TREIG LANE LAND TRUST REGISTERED AGENTS INC REGISTERED AGENT BLACK POINT ASSETS INC 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 January 19, 2023 at 10:00 am. January 5, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk January 13, 2023
23-00038P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000076TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1802859 Year of Issuance: 06/01/2019 Description of Property: 10-26-20-0030-00300-0010 ABERDEEN - PHASE TWO PB 44 PG 072 BLOCK 3 LOT 1 OR 5311 PG 1952 OR 9125 PG 3842 OR 9505 PG 1935 Name(s) in which assessed: 5235 TREIG HOLDING LAND TRUST 5235 TREIG LANE LAND TRUST THE 5235 TREIG LANE LAND TRUST REGISTERED AGENTS INC REGISTERED AGENT BLACK POINT ASSETS INC 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 January 19, 2023 at 10:00 am. January 5, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk January 13, 2023
23-00039P

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities.

FIRST INSERTION	FIRST INSERTION
Notice of Application for Tax Deed 2022XX000048TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 1811432 Year of Issuance: 06/01/2019 Description of Property: 30-26-16-0160-00000-5190 BUENA VISTA 3RD ADD PB 5 PG 172 LOT 519 OR 8383 PG 1474 Name(s) in which assessed: MICHAEL LAWRENCE 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 January 19, 2023 at 10:00 am. January 5, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk January 13, 2023	NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-001814 Division: Probate IN RE: ESTATE OF NORMA JEAN SMITH (A/K/A NORMA JEAN RHODES-SMITH A/K/A NORMA JEAN RHODES) Deceased. The administration of the estate of Norma Jean Smith (a/k/a Norma Jean Rhodes-Smith a/k/a Norma Jean Rhodes), deceased, whose date of death was September 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 13, 2023 Personal Representative: /s/ Stephanie Rhodes Buswell Stephanie Rhodes Buswell 30200 Double Drive Wesley Chapel, Florida 33545 Attorney for Personal Representative: /s/ Tanya Bell Tanya Bell, Esq. Florida Bar Number: 52924 Sarah E. Voss, Esq. Florida Bar Number: 1025128 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com SVoss@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.com January 13, 20, 2023
23-00040P	23-00065P

FIRST INSERTION
Notice of Application for Tax Deed 2022XX000088TDAXXX NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1805619 Year of Issuance: 06/01/2019 Description of Property: 09-25-17-0010-00H00-0460 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 46 & 47 BLOCK H OR 9735 PG 0312 Name(s) in which assessed: MARY CHRISTINE MARTINEZ JOSHUA AARON ANEY 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 January 19, 2023 at 10:00 am. January 5, 2023 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk January 13, 2023
23-00037P

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. 2021CA002241CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEAN KATHLEEN RAINSFORD A/K/A JEAN K. RAINSFORD, DECEASED, et. al. Defendant(s), TO: ROBERT RAINSFORD, 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: TRACT 1505-A, THE HIGHLANDS, UNIT 8 IS FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SECTION 11, TOWNSHIP 24 S, RANGE 17 E, RANGE 17 E, PASCO COUNTY, FLORIDA; GO THENCE 89°53'02"E, ALONG THE N LINE OF SAID SECTION 11, A DISTANCE OF 1430.00'; THENCE S A DISTANCE OF 472.07'; THENCE E A DISTANCE OF 68.00'; THENCE S 32°48'06"W, A DISTANCE OF 205.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S 32°48'06"W, A DISTANCE OF 190.00' THENCE S 57°42'48"E, A DISTANCE OF 548.83'; THENCE N 45°22'39"E, A DISTANCE OF 80.00'; THENCE N 34°22'32"E, A DISTANCE OF 110.23'; THENCE N 57°31'13"W, A DISTANCE OF 569.27' TO THE POINT OF BE-
GINNING. TOGETHER WITH A 1996 REDMAN HOMES MOBILE HOME BEARING MODEL NUMBER FLA14611421A AND FLA14611421B. 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 2-13-23/ (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 5 day of January, 2023. CLERK OF THE CIRCUIT COURT BY: /s/ Patty Hoogewind DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 20-014121 January 13, 20, 2023
23-00032P

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu.

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP000027
IN RE: ESTATE OF
GUS NICK NICHOLAS
Deceased.

The administration of the estate of GUS NICK NICHOLAS, deceased, whose date of death was December 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 13, 2023

Personal Representative:
/s/ **Deanna Shrodes**
DEANNA SHRODES
5036 Spectacular Bid Drive
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
/s/ Dale Brewster
Dale Brewster, Esquire
Attorney for Personal Representative
Florida Bar Number: 0082211
948B CYPRESS VILLAGE BLVD
SUN CITY CENTER, FLORIDA 33573
Telephone: (813) 633-8772
Fax: (813) 642-0030
E-Mail:
DBREWSTER7@VERIZON.NET
January 13, 20, 2023 23-00066P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001898
IN RE: ESTATE OF
THOMAS KELLEY MCKELL,
Deceased.

The administration of the estate of THOMAS KELLEY MCKELL, deceased, whose date of death was October 28, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 January 13, 2023.

Personal Representative:
LOUIS A. MINARDI, JR.
19601 Gunn Highway
Odessa, Florida 33556
Attorney for Personal Representative:
JAMES W. GOODWIN, ESQUIRE
Florida Bar Number: 375519
MACFARLANE FERGUSON & McMULLEN
One Tampa City Center
201 N. Franklin Street, Suite 2000
Tampa, FL 33602
Telephone: (813) 273-4337
Fax: (813) 273-4500
E-Mail: jwg@macfar.com
Secondary E-Mail: pts@macfar.com
January 13, 20, 2023 23-00059P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-001164
IN RE: ESTATE OF
MARY BARBARA SEKERA
Deceased.

The administration of the estate of MARY BARBARA SEKERA, deceased, whose date of death was June 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ **Rose Alexander**
(June 28, 2022 16:11 CDT)
ROSE ALEXANDER
8836 West 91st Place
Hickory Hills, Illinois 60457
Attorney for Personal Representative:
/s/ Jack M Rosenkranz
JACK M ROSENKRANZ, Attorney
Florida Bar Number: 815152
Rosenkranz Law Firm
412 E. Madison Street Suite 900
Tampa, Florida 33602
Telephone: (813) 223-4195
E-Mail: jackrosenkranz@gmail.com
Secondary E-Mail:
mypyrallegal@law4elders.com
January 13, 20, 2023 23-00067P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-2012
IN RE: ESTATE OF
BARBARA A. MALCAK,
Deceased.

The administration of the estate of BARBARA A. MALCAK, deceased, whose date of death was November 21, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: January 13, 2023.

Signed on this 1 day of DECEMBER, 2022.
/s/ **Kenneth Ray Oliver**
KENNETH RAY OLIVER
Personal Representative
9615 State Road 157
Clay City, IN 47841
/s/ Wayne R. Coulter
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
January 13, 20, 2023 23-00034P

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number
2022-CP-001348CPAXWS
IN RE: ESTATE OF JOHN L.
BAKER, ALSO KNOWN AS
JOHN LANGLEY BAKER,
DECEASED

The administration of the estate of John L. Baker, also known as John Langley Baker, deceased, whose date of death was June 2, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of the Circuit Court, Probate Division, Robert D. Summer Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Gary G. Thompson
309 Warren Road
Franklin, PA 16323
Attorney for Personal Representative:
Stephen D. McCann, Attorney
Florida Bar No.: 211532
2180 Immokalee Road, Suite 306
Naples, FL 34110
Telephone: (239) 591-2700
Fax: (239) 591-2706
e-mail: sdmccannpa@aol.com
January 13, 20, 2023 23-00031P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-1085-WS
IN RE: ESTATE OF
WILMA LEE HARTMAN
Deceased.

The administration of the estate of WILMA LEE HARTMAN, deceased, whose date of death was April 21, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ **Robert Carrigan**
ROBERT CARRIGAN
2506 Freeport Road
Natrona Heights, PA 15065
Attorney for Personal Representative:
/s/ Donald R. Peyton
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619
7317 LITTLE ROAD
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
January 13, 20, 2023 23-00030P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP000012CPAXWS
IN RE: ESTATE OF
THOMAS C. LEWIS
Deceased.

The administration of the estate of Thomas C. Lewis, deceased, whose date of death was November 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal 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 January 13, 2023.

Personal Representatives:
/s/ **Michael Coffey**
Michael Coffey
1552 Paloma Lane
Dunedin, Florida 34698
/s/ **Kevin T. Lewis**
Kevin T. Lewis
1864 Taft Avenue
Rolling Meadows, Illinois 60008
Attorney for Personal Representatives:
/s/ G. Michael Mackenzie
G. Michael Mackenzie, Attorney
Florida Bar Number: 151881
2032 Bayshore Blvd.
DUNEDIN, FL 34698
Telephone: (727) 731-1722
Fax: (727) 733-1717
E-Mail: mike@mike-mackenzie.com
Secondary E-Mail:
gmike997@gmail.com
January 13, 20, 2023 23-00033P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP001675CPAXWS
IN RE: ESTATE OF
ALEX M. FENECH
Deceased.

The administration of the estate of Alex M. Fenech, deceased, whose date of death was May 6, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Eugene L. Beil
12300 US Hwy 19
Hudson, Florida 34667
Attorney for Personal Representative:
Cedric P. Hay, Esq., Attorney
Florida Bar Number: 0722510
Beil & Hay, PA
12300 US Hwy 19
Hudson, Florida 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: webmaste@beilandhay.com
Secondary E-Mail:
elbeil@beilandhay.com
January 13, 20, 2023 23-00063P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512022CP002029CPAXWS
Division I/J
IN RE: ESTATE OF
PAUL ASHTON CRAIG JR. AKA
PAUL A. CRAIG JR. AKA PAUL A.
CRAIG
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 PAUL ASHTON CRAIG JR. aka PAUL A. CRAIG JR. aka PAUL A. CRAIG, deceased, File Number 512022CP002029CPAXWS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was July 28, 2022; that the total value of the estate is \$65,900.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
SHAWN PAUL CRAIG, SR.
271 West Holly Drive
Orange City, FL 32763
PAUL ASHTON CRAIG, III
2016 NE Eastwood Court
Blue Springs, Missouri 64014
KAREN COLEMAN SUTTON
103 W. Cross Street
Galena, Maryland 21635

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 January 13, 2023.

Person Giving Notice:
SHAWN PAUL CRAIG, SR.
271 West Holly Drive
Orange City, Florida 32763
Attorney for Person Giving Notice
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@sieglecolelaw.com
Secondary E-Mail:
eservice@sieglecolelaw.com
January 13, 20, 2023 23-00057P

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. 2022CA000882CAAXES Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jimmy D. Blount, Deceased Defendants.

TO: Gretchen Danielle Vest a/k/a Gretchen D. Vest a/k/a Gretchen Danielle Parker
Last Known Address: 39444 Holly Lane Dade City, FL 33525
And
Perry Junior Blount a/k/a P.J. Blount
Last Known Address: 36924 Terry Road Dade City, FL 33523
And
William Randolph Cloud II a/k/a William Randolph Cloud
Last Known Address: 40692 River Road Dade City, FL 33525

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

THAT PART OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF THE S.C.L. RAILROAD, LESS THE NORTH 137.0 FEET OF THE SOUTH 963.0 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY.
TOGETHER WITH THAT CERTAIN 2005 FLEETWOOD MOBILE HOME, I.D. NO. GAFL475A76261CY21 AND GAFL475B76261CY21, RP DECAL NOS. 12204341 AND 12204339, TITTLE NOS.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
Case No.:

512022CA000208CAAXES MW REAL ESTATE GROUP HOLDINGS 1, LLC, a Florida Limited Liability Company, Plaintiff, vs. LANESHA LAURIE, Defendant,

TO: LANESHA LAURIE, Defendant, whose last known address is 5023 20th Street Zephyrhills, Florida 33542, and to all parties claiming interest by, through, under or against Defendant,

YOU ARE NOTIFIED that you have been designated as a Defendant in a legal proceeding filed against you in which the Plaintiff is seeking Specific Performance of Contract. The action was instituted in the Circuit Court of Pasco County, Florida, and is styled MW REAL ESTATE GROUP HOLDINGS 1, LLC vs. LANESHA LAURIE.

You are required to serve a copy of your written defenses, if any, to the action on Giovanni V. Borges, Esq., Plaintiff's attorney, whose address is 1111 Kane Concourse, Suite 310, Bay Harbor Islands, Florida 33154, on or before February 09 2023, and file the original with the clerk of this court either before service on Giovanni V. Borges, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED this day of JAN 10, 2023.
NIKKI ALVAREZ-SOWLES, ESQ.,
CLERK
CIRCUIT AND COUNTY COURT
(SEAL) By: Brooklyn Horner
Deputy Clerk

Giovanni V. Borges, Esq.
Plaintiff's attorney
1111 Kane Concourse, Suite 310
Bay Harbor Islands, Florida 33154
January 13, 20, 2023 23-00062P

NOTICE OF PUBLIC SALE OF MINERAL RIGHTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION
Case No.: 512022CA001175CAAXES
PTC BOYETTE, LLC, a Delaware limited liability company, Plaintiff, v. E. FRED HERSCHBACH; JOHN K. KEYES; DR. A.H. McCoy; HAYWOOD HANNA, JR.; JULIA B. HANNA; HAROLD M. WARD; MARGARET C. WARD; ROBERT S. DIX; DAN MCKENZIE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; M.B. RUDMAN; THE UNKNOWN TRUSTEE OF THE MR TRUST; THE UNKNOWN TRUSTEE OF THE RUDMAN FAMILY TRUST; MAURINE GENECOV MUNTZ; ROY T. ANDERSON, or his successors, TRUSTEE OF THE ROY T. ANDERSON TRUST DATED DECEMBER 5, 1989; WALLACE CHRISTENSEN; THOMAS G. THOMPSON; BEN E. SUTTON and ELIZABETH T. SUTTON, husband and wife; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; LAWRENCE CONSOLIDATED ENTERPRISES, LTD., a Texas limited partnership; MARTHA KATHYRN LEWIS MARSHALL; MARY JON BRYAN; ALYNE T. PATRICK; and PASCO COUNTY, a political subdivision of the State of Florida, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition entered on January 4, 2023, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 512022CA001175CAAXES, the undersigned Clerk will sell the mineral rights on the Property situated in Pasco County, Florida, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, at public sale, to the highest and best bidder for cash on the 21st DAY OF FEBRUARY, 2023 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.

PARCEL 1: Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 25 South, Range 20 East, Pasco County, Florida; thence along the East line thereof run South 02°06'57" West, 1763.49 feet for a POINT OF BEGINNING; thence continue South 02°06'57" West, 890.36 feet to the Southeast corner of said Section 8; thence along the South line of said Section 8, run North 89°54'37" West, 1311.86 feet to the Easterly right-of-way line of Interstate No. 75; thence along said Easterly right-of-way line North 03°56'35" East, 937.22 feet; thence leaving said right-of-way line South 87°53'03" East, 1281.16 feet to the POINT OF BEGINNING.

PARCEL 2: The West 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; LESS AND EXCEPT the North 379.00 feet thereof; AND The North 1/2 of the Southwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof, run North 89°49'04" West, 45.94 feet to the Westerly right-of-way line of McKendree Road for a POINT OF BEGINNING; thence continue North 89°49'04" West, 933.37 feet; thence parallel to said right-of-way line South 00°19'34" West, 441.78 feet; thence South 89°49'04" East, 272.50 feet; thence South 00°19'34" West, 885.54 feet to the South line of said North 1/2 of the Southwest 1/4; thence along said line South 89°30'58" East, 660.87 feet to said right-of-way line; thence along said right-of-way line, North 00°19'34" East, 1330.80 feet to the POINT OF BEGINNING.

PARCEL 3: All that part of the East 1/2 of Section 17, Township 25 South, Range 20 East, Pasco County, Florida, lying East of the right-of-way of Interstate No. 75; LESS AND EXCEPT the following. Commence at the North-

east corner of Section 17, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof run North 89°54'37" West, 789.04 feet for a POINT OF BEGINNING; thence South 03°56'35" West, 1282.74 feet; thence North 86°03'25" West, 521.64 feet to the Easterly right-of-way line of Interstate No. 75; thence along said right-of-way line North 03°56'35" East, 1247.61 feet, to the North line of said Section 17; thence along said line South 89°54'37" East, 522.82 feet to the POINT OF BEGINNING; ALSO LESS AND EXCEPT that part described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

PARCEL 4: All that part of the Northeast 1/4 of Section 20, Township 25 South, Range 20 East, AND All that part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 25 South, Range 20 East, Pasco County, Florida, lying East of the right-of-way of Interstate No. 75; LESS AND EXCEPT those portions described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

PARCEL 5: All that part of the Northwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida, lying West of the right-of-way line of McKendree Road; LESS AND EXCEPT the following: Commence at the Northwest corner of the Southwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida, thence along the North line thereof run North 89°51'36" East, 2513.09 feet to the Westerly right-of-way line of McKendree Road; thence along said right-of-way line, South 00°15'19" West, 197.59 feet for a POINT OF BEGINNING; thence continue along said right-of-way line South 46°49'34" West, 395.65 feet; thence continue along said right-of-way line South 44°25'04" West, 231.31 feet; thence leaving said right-of-way line, North 00°02'02" East 434.50 feet; thence North 89°51'38" East, 450.00 feet to the POINT OF BEGINNING. ALSO LESS AND EXCEPT the following: Commence at the Northeast corner of the Northwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof, North 89°12'45" West, 69.00 feet to the Westerly right-of-way line of McKendree Road for a POINT OF BEGINNING; thence along said right-of-way line South 00°27'41" West, 1053.00 feet; thence leaving said right-of-way line North 89°08'41" West 854.46 feet; thence North 03°19'00" East, 1053.00 feet to the North line of said Northwest 1/4; thence along said line South 89°12'45" East, 802.00 feet to the POINT OF BEGINNING. ALSO LESS AND EXCEPT any portion thereof lying within those lands described in Resolution No. 14-129 recorded in Official Records Book 9011, page 3140, of the public records of Pasco County, Florida.

PARCEL 6: The following described parcel located in Pasco County, Florida: Commence at the Northeast corner of the Northwest 1/4 of Section 21, Township 25 South, Range 20 East, Pasco County, Florida; thence along the North line thereof, North 89°12'45" West, 69.00 feet to the Westerly right-of-way line of McKendree Road for a POINT OF BEGINNING; thence along said right-of-way line South 00°27'41" West, 1053.00 feet; thence leaving said right-of-way line North 89°08'41" West 854.46 feet; thence North 03°19'00" East, 1053.00 feet to the North line of said Northwest 1/4; thence along said line South 89°12'45" East, 802.00 feet to the POINT OF BEGINNING.

PARCEL 7: The East 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; Together with: The North 379.0 feet of the West 1/2 of the Northwest 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida; Together with: A portion of the Southwest 1/4 of Section 9, a portion of the Southeast 1/4 of Section 9, and a portion of the Northwest 1/4 of Section 9, lying South of State Road 52, in Township 25 South, Range

20 East, Pasco County, Florida; All being more particularly described as follows: Begin at a 4" x 4" concrete monument stamped "L.B.6382" marking the center of Section 16, Township 25 South, Range 20 East; run thence North 89°50'58" West, along the South boundary of the Northwest 1/4 of said Section 16, a distance of 1316.60 feet to the Southwest corner of the East 1/2 of said Northwest 1/4; thence North 00°18'03" West, along the West boundary of said East 1/2, a distance of 2260.04 feet to the Southeast corner of the North 379.0 feet of the West 1/2 of said Northwest 1/4; thence South 89°57'51" West, along the South boundary, of said North 379.0 feet, a distance of 1323.61 feet to the Southwest corner thereof; thence North 00°28'26" West, along the West boundary of the Northwest 1/4 of said Section 16, a distance of 379.10 feet to the Northwest corner thereof, also being the Southwest corner of said Section 9, Township 25 South, Range 20 East; thence North 02°05'07" East, along the West boundary of said Section 9, a distance of 1008.80 feet to the Southwest corner of those lands described in Official Records Book 3722, page 677, of the public records of Pasco County, Florida; thence along the South and East boundaries thereof by the following three (3) courses: (1) South 87°54'53" East, a distance of 100.0 feet; (2) North 02°05'07" East, a distance of 1648.80 feet to a point of intersection with the North boundary of the Southwest 1/4 of aforementioned Section 9; (3) North 02°18'02" East, a distance of 364.68 feet to the Northeast corner of said lands; thence North 02°18'02" East, a distance of 48.20 feet to a point of intersection with the centerline of survey of State Road 52 as shown on that certain specific purpose survey prepared for the State of Florida Department of Transportation, Project No. 14120, sheet 3 of 9 dated 6/18/1987; thence along said centerline of survey by the following three (3) courses: (1) North 84°31'42" East, a distance of 50.96 feet to a point of curvature; (2) 1314.89 feet along the arc of a curve, concave Southerly, having a radius of 5635.65 feet, a central angle of 13°22'05" and a chord bearing South 88°47'16" East, a distance of 1311.91 feet to a point of tangency; (3) South 82°06'13" East, a distance of 1127.47 feet to a point of intersection with the Northerly prolongation of the West boundary of those lands described in Official Records Book 1671, page 392 of the public records of Pasco County, Florida; thence departing said centerline, South 00°19'30" West, along said Northerly prolongation, a distance of 245.16 feet to the Northwest corner of said lands; thence South 00°19'30" West, a distance of 100.09 feet to the Southwest corner of said lands; thence South 00°33'40" West, a distance of 2540.01 feet to a point of intersection with the South boundary of the Southwest 1/4 of aforementioned Section 9, said point being located 16.00 feet on a bearing of North 89°57'20" East from the Southwest corner thereof thence South 00°13'24" West, a distance of 2643.58 feet to the POINT OF BEGINNING; LESS AND EXCEPT rights-of-way for State Road 52 and McKendree Road; ALSO LESS AND EXCEPT that part described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

PARCEL 8: A parcel of land lying in Section 8, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows: BEGINNING on the East 1/4 corner of Section 8, Township 25 South, Range 20 East, Pasco County, Florida, and run thence South 02°06'57" West, 1763.49 feet along the East boundary of the Southeast 1/4 of said Section 8; thence North 87°53'03" West, 1281.16 feet to the Easterly Limited Access Right-of-Way line of Interstate No. 75; thence North 03°56'35" East, 1077.54 feet along said Easterly Limited Access Right-of-Way line; thence North 11°54'32" East, 284.17 feet along said Easterly Limited Access Right-of-Way line; thence North 84°25'25" East, 1158.97 feet; thence North 02°08'00" East, 251.30 feet; thence North 02°23'30" East, 348.70 feet to the Southerly right-of-way line of State Road No. 52; thence North 84°26'14" East, 50.04 feet along said Southerly right-of-way line to the East boundary

of the Northeast 1/4 of said Section 8; thence South 02°20'44" West, 355.34 feet along said East boundary to the POINT OF BEGINNING; LESS AND EXCEPT those portions described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida. PARCEL 9: A parcel of land lying in Section 17, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows: From the Northeast corner of said Section 17; run thence North 89°54'37" West, 789.04 feet along the North boundary of said Section 17, to the POINT OF BEGINNING; thence South 03°56'35" West, 1282.74 feet; thence North 86°03'25" West, 521.64 feet to a point on the Easterly Limited Access Right-of-Way Line of Interstate No. 75; thence along said Easterly Limited Access right-of-way Line of Interstate No. 75, North 03°56'35" East, 1247.61 feet to a point on the North boundary of said Section 17; thence along the North boundary of said Section 17, South 89°54'37" East, 522.82 feet to the POINT OF BEGINNING.

PARCEL 10: Begin at the Southwest corner of the Northwest 1/4 of Section 9, Township 25 South, Range 20 East, Pasco County, Florida; thence North 02°21'04" East, along the West line thereof, a distance of 355.20 feet to the South right-of-way line of State Road 52; thence North 84°27'41" East, along said right-of-way line, a distance of 100.94 feet; thence departing said right-of-way line, South 02°21'04" West, a distance of 364.66 feet to the South line of said Northwest 1/4; thence South 02°07'46" West, parallel with the West line of said Southwest 1/4, a distance of 1648.41 feet; thence North 87°52'14" West, a distance of 100.00 feet to the West line of said Southwest 1/4; thence North 02°07'46" East, a distance of 1644.80 feet to the POINT OF BEGINNING; LESS AND EXCEPT that part described in Amended Order of Taking recorded in Official Records Book 8899, page 843, of the public records of Pasco County, Florida.

ALSO DESCRIBED AS (OVER-ALL LEGAL DESCRIPTION): A portion Sections 8, 9, 16, 17, 20 and 21, Township 25 South, Range 20 East, Pasco County, Florida, lying South of State Road 52 and East of Interstate 75 (State Road 93), being more particularly described as follows: COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 16; thence S.89°57'20"W., 26.02 feet along the Northerly boundary line of the Northwest 1/4 of said Section 16 to the Westerly maintained right-of-way line of MCKENDREE ROAD, per Pasco County Project "X88640.00" (dated 11/02/06) and the POINT OF BEGINNING; thence along said Westerly maintained right-of-way line the following four courses: S.00°23'53"W., 522.21 feet; thence S.00°18'16"W., 968.23 feet; thence S.00°20'29"W., 855.94 feet; thence S.00°08'04"W., 296.83 feet to the Southerly boundary line of the Northwest 1/4 of said Section 16, said line also being the Northerly boundary line of property described in Official Records Book 3649, Page 624, of the Public Records of Pasco County, Florida; thence N.89°50'35"W., 933.11 feet along said Northerly and Southerly boundary lines to the Northwest corner of said property described in Official Records Book 3649, Page 62 the following three course: S.00°17'25"W., 441.72 feet; thence S.89°49'36"E., 272.49 feet; thence S.00°18'11"W., 885.43 feet to the Northerly boundary line of property described in Official Records Book 4549, Page 223, of the Public Records of Pasco County, Florida; thence N.89°32'57"W., 1908.48 feet along said Northerly boundary line to the Westerly boundary line of the Southwest 1/4 of said Section 16; thence S.00°27'47"E., 1316.99 feet along said Westerly boundary line to the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21; thence S.89°14'58"E., 2548.78 feet along the Southerly boundary line of the Southwest 1/4 of said Section 16, said line also being the Northerly boundary line of the Northwest 1/4 of said Section 21 to the Westerly right-of-way line of said MCKENDREE ROAD;

thence S.00°26'27"W., 2645.07 feet along said Westerly right-of-way line to the Southerly boundary line of the Northwest 1/4 of said Section 21 and the Westerly right-of-way line of said MCKENDREE ROAD, as recorded in Official Records Book 9011, Page 3143 of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line, recorded in Official Records Book 9011, Page 3143 the following three courses: S.89°49'39"W., 35.00 feet; thence S.00°13'43"W., 189.56 feet; thence S.25°06'13"W., 8.81 feet; to the Northerly boundary line of property described in Official Records Book 5010, Page 524, of the Public Records of Pasco County, Florida; thence S.89°49'35"W., 411.30 feet along said Northerly boundary line to the Northwest corner of said property described in Official Records Book 5010, Page 524; thence S.00°01'00"E., 384.34 feet along the Westerly boundary line of said property described in Official Records Book 5010, Page 524 to the Northwesterly right-of-way line of said MCKENDREE ROAD; thence S.44°23'01"W., 369.70 feet along said Northwesterly right-of-way line to the Northerly boundary line of the property described in Official Records Book 8929, Page 3844, of the Public Records of Pasco County, Florida; thence S.89°49'18"W., 1803.70 feet along said Northerly boundary line to the Westerly boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 21, said line also being the Easterly boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 20; thence S.00°01'26"E., 483.04 feet along said Westerly and Easterly boundary lines to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 20 said point also being the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 21; thence N.89°59'24"W., 854.06 feet along the Southerly boundary line of the Northeast 1/4 of the Southeast 1/4 of said Section 20 to the Southeast corner of Parcel 107 Part A, as recorded in said Official Records Book 8999, Page 2234, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundary lines of said Parcel 107 Part A, said lines also being the Easterly right-of-way line of said Interstate 75 (State Road 93), the following ten courses: N.34°10'19"E., 111.98 feet; thence N.03°58'13"E., 44.38 feet; thence N.77°32'35"W., 97.47 feet; thence N.37°43'51"W., 67.00 feet; thence N.08°30'38"W., 322.43 feet; thence N.36°51'54"W., 151.91 feet; thence N.21°14'04"E., 111.18 feet; thence N.50°03'56"E., 43.34 feet; thence N.08°00'14"E., 1236.03 feet; thence N.87°58'00"W., 377.56 feet to the Northwest corner of said Parcel 107 Part A; thence continue along said Easterly right-of-way line of said Interstate 75 (State Road 93), Northeastly, 388.40 feet along a non-tangent curve concave to the West having a radius of 11609.16 feet, through a central angle of 01°55'01" (chord bears N.01°04'45"E., 388.38 feet) to the Southwest corner of Parcel 107 Part B, as recorded in said Official Records Book 8999, Page 2234, of the Public Records of Pasco County, Florida; thence along the Easterly boundary line of said Parcel 107 Part B and along said Easterly right-of-way line of said Interstate 75 (State Road 93), the following eight courses and one curve: N.56°04'31"E., 463.01 feet; thence N.25°05'55"E., 124.10 feet; thence N.00°30'17"W., 97.40 feet; thence N.74°47'28"W., 190.21 feet; thence N.37°09'48"W., 422.53 feet to the beginning of a non-tangent curve concave to the South having a radius of 11609.19 feet, through a central angle of 00°06'17" (chord bears N.04°24'50"W., 21.20 feet); thence N.04°27'54"W., 2393.83 feet along said Easterly right-of-way line of said Interstate 75 (State Road 93) to the Southwest corner of Parcel 107 Part C, as recorded in said Official Records Book 8999, Page 2234, of the Public Records of

Pasco County, Florida; thence along the Easterly and Northerly boundary lines of said Parcel 107 Part C also being the said Easterly right-of-way line of said Interstate 75 (State Road 93), the following thirteen courses and one curve: N.85°32'45"E., 449.87 feet; thence N.04°27'48"W., 555.29 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 10859.16 feet; thence Northwesterly, 1279.08 feet along said curve through a central angle of 06°44'56" (chord bears N.01°04'33"W., 1278.34 feet); thence N.87°42'59"W., 58.20 feet; thence S.20°04'16"W., 157.42 feet; thence N.88°25'14"W., 26.18 feet; thence N.13°44'33"W., 67.80 feet; thence N.02°45'44"E., 121.10 feet; thence N.15°59'17"W., 58.89 feet; thence S.47°00'11"W., 127.30 feet; thence S.17°32'36"W., 134.62 feet; thence S.26°23'17"W., 69.48 feet; thence S.64°40'30"W., 44.34 feet; thence S.84°51'21"W., 87.37 feet; thence continue along said Easterly right-of-way line of said Interstate 75 (State Road 93) the flowing one curve and two courses, Northeastly, 544.25 feet along a non-tangent curve concave to the East having a radius of 11309.16 feet, through a central angle of 02°45'26" (chord bears N.02°28'39"E., 544.20 feet); thence N.03°54'34"E., 1833.90 feet; thence N.07°54'44"E., 887.89 feet to the Southwest corner of Parcel 107 Part D, as recorded in said Official Records Book 8999, Page 2234, of the Public Records of Pasco County, Florida; thence along the Southerly, Easterly and Northerly boundary lines of said Parcel 107 Part D said lines also being the said Easterly right-of-way line of said Interstate 75 (State Road 93) the following nine courses and one curve: thence S.86°05'26"E., 1116.20 feet; thence N.15°49'42"W., 392.11 feet; thence N.09°18'32"W., 296.29 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 38.00 feet; thence Southwesterly, 45.89 feet along said curve through a central angle of 69°11'59" (chord bears S.86°58'51"W., 43.16 feet); thence S.53°12'16"W., 8.01 feet; thence S.09°18'44"E., 25.17 feet; thence S.52°28'22"W., 73.35 feet; thence N.87°46'54"W., 659.36 feet; thence S.66°38'35"W., 49.49 feet; thence N.87°53'50"W., 78.00 feet; thence N.07°55'46"E., 365.10 feet along said Easterly right-of-way line of Interstate 75 (State Road 93) to the Southerly boundary line of property described in Official Records Book 1584, Page 465 of the Public Records of Pasco County, Florida; thence N.84°23'43"E., 1072.69 feet along said Southerly boundary line to the Southeast corner of said property described in Official Records Book 1584, Page 465; thence along the Easterly boundary line of said property described in Official Records Book 1584, Page 465 the following two courses: N.02°05'26"E., 251.17 feet; thence N.02°24'54"E., 272.76 feet to the Southerly right-of-way line of said State Road 52 and the beginning of a non-tangent curve concave to the Southeast having a radius of 10,056.00 feet; thence along said Southerly right-of-way line the following two curves and two courses: Northeastly, 35.37 feet along said curve through a central angle of 00°12'05" (chord bears N.84°14'10"E., 35.37 feet); thence N.84°25'54"E., 175.55 feet to the beginning of a non-tangent curve concave to the South, having a radius of 5485.00 feet; thence Southeasterly, 1294.33 feet along said curve through a central angle of 13°31'14" (chord bears S.88°51'08"E., 1291.33 feet); thence S.82°04'51"E., 1091.98 feet to said Westerly maintained right-of-way line of McKENDREE ROAD; thence along said Westerly maintained right-of-way line the following four courses: S.00°21'46"W., 822.82 feet; thence S.00°25'00"W., 693.76 feet; thence S.00°17'47"W., 850.10 feet; thence S.00°20'52"W., 402.08 feet to the POINT OF BEGINNING.

NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE. If you are a person with a disability who

CONT'D FROM PREVIOUS PAGE

FIRST INSERTION

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 Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

/s/ Leonard H. Johnson

Leonard H. Johnson, Esquire / FNB 319961
Sheada Madani, Esquire / FBN 10567
JOHNSON POPE BOKOR RUPPEL & BURNS LLP
401 East Jackson Street, Suite 3100
Tampa, Florida 33602
Telephone: (813) 225-2500
Primary: lenj@jpfirm.com
Secondary: sheadam@jpfirm.com
Attorneys for Plaintiff
www.jpfirm.com
January 13, 20, 2023 23-00028P

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. 2022CA002337CAAXES
Wells Fargo Bank, N.A.
Plaintiff, vs.
Jessica L. Cross a/k/a Jessica Lynn Cross; et al.
Defendants.
TO: Unknown Spouse of Jessica L. Cross a/k/a Jessica Lynn Cross, Gregory M. Cross a/k/a Gregory Michael Cross and Unknown Spouse of Gregory M. Cross a/k/a Gregory Michael Cross
Last Known Address: 26328 PHEASANT RUN WESLEY CHAPEL, FL 33544

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
TAMPA HIGHLANDS, UNRECORDED LOT 656:
A TRACT OF LAND LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING PART OF UNRECORDED MAP AND BEING MORE AN PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF SAID SECTION 35, RUN NORTH 89 DEGREES 07'11" WEST, ALONG THE NORTH LINE, A DISTANCE OF 2643.27 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 04'16" WEST, A DISTANCE OF 1722.64 FEET TO A POINT; THENCE RUN SOUTH 5 DEGREES 10'31" WEST, A DISTANCE OF 941.61 FEET TO A POINT; THENCE RUN SOUTH 6 DEGREES 54'15" EAST, A DISTANCE OF 153.55 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES 51'38" WEST, A DISTANCE OF 172.20 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 06'02" EAST, A DISTANCE OF 901.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 06'02" EAST A DISTANCE OF 150.30 FEET TO A POINT; THENCE RUN

SOUTH 0 DEGREES 53'58" WEST, A DISTANCE OF 290.0 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 06'02" WEST, A DISTANCE OF 150.30 FEET TO A POINT; THENCE RUN NORTH 0 DEGREES 53'58 " EAST, A DISTANCE OF 290.0 FEET TO THE POINT OF BEGINNING.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 2-13-23, 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 or petition.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
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 JAN 10 2023.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By Patty Hoogewind
As Deputy Clerk
Julie York, Esquire
Brock & Scott, PLLC.
the Plaintiff's attorney
2001 NW 64th St. Suite 130
Ft. Lauderdale, FL 33309
File # 22-F01267
January 13, 20, 2023 23-00061P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2022CA002081CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. SAMUEL DWAYNE SUMPTER; UNKNOWN SPOUSE OF SAMUEL DWAYNE SUMPTER; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 3, 2023 entered in Civil Case No. 2022CA-002081CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and SAMUEL DWAYNE SUMPTER and UNKNOWN TENANT #1 N/K/A BRANDY DOE are defendants, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on February 8, 2023 the following described property as set forth in said Final Judgment, to-wit:
LOT 2907, BEACON SQUARE UNIT 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 139 AND 140, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 3518 Moog Road, Holiday, FL 34691

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
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.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
/s/ Jason M. Vanslette
Jason M. Vanslette, Esq.
FBN: 92121
File No: M22134-JMV
January 13, 20, 2023 23-00064P

FIRST 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.: 2015-CA-002550-ES
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-CABANA SERIES IV TRUST, Plaintiff, v. CAROL A. BIZUP AKA CAROL ANN BIZUP, et al., Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated January 6, 2023, issued in and for Pasco, Florida, in Case No. 2015-CA-002550-ES, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-CABANA SERIES IV TRUST is the Plaintiff, and CAROL A. BIZUP AKA CAROL ANN BIZUP and THE HOMEOWNERS ASSOCIATION OF CYPRESS COVE, INC. F/K/A CYPRESS COVE HOMEOWNERS ASSOCIATION, INC. are the Defendants.
The Clerk of the Court, PASCO CLERK OF COURT, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on MAY 8, 2023, 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:
LOT 73, CYPRESS COVE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 141. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 1732 Pintail Court, Lutz, FL 33549

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 9 day of January, 2023.
Respectfully submitted,
HOWARD LAW GROUP
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
Harris S. Howard, Esq.
Florida Bar No.: 65381
E-Mail: Harris@HowardLaw.com
Evan R. Raymond, Esq.
Florida Bar No.: 85300
E-Mail: Evan@HowardLaw.com
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
January 13, 20, 2023 23-00058P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022-CC-2697
WHITBURN, LLC PLAINTIFF, VS. NEWPORT PROPERTIES INC. a Florida Corporation, DEFENDANT(S)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in 2022-CC-002697 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WHITBURN, LLC, is the Plaintiff and Newport Properties Inc., is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00AM, on February 8, 2023, the following described property as set forth in said Final Judgment, to wit:
Lot 5, Block 16, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Page 129, Public Records of Pasco County, Florida.
More commonly known as: 3336 Cardinal Feather Dr., Land O'Lakes, FL 34638 ("Property").
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.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 9th day of January, 2023.
Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
Tampa, FL. 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
January 13, 20, 2023 23-00045P

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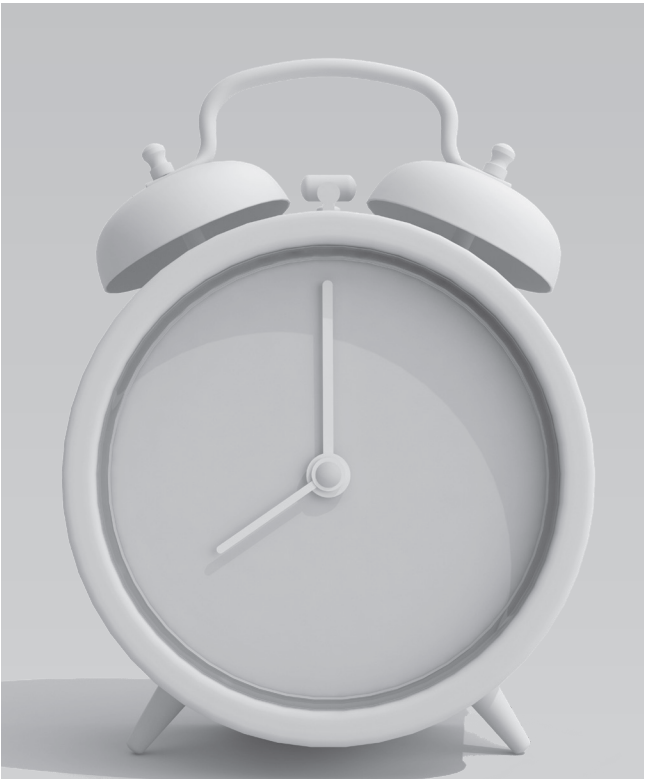
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001722CPAXES
IN RE: ESTATE OF
NANCY JEAN STANFORD
Deceased

The administration of the estate of Nancy Jean Stanford, deceased, whose date of death was February 18, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 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 de-

mands 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 January 13, 2023.

Personal Representative:
Lisa Stanford
22819 Collridge Dr
Land O' Lakes, FL 34639
Attorney for Personal Representative:
JOHN A. WILLIAMS, ESQ.
Florida Bar No. 0486728
The Law Offices of
John A. Williams, PLLC
7408 Van Dyke Road
Odessa, FL 33556
Telephone: (813) 402-0442
Fax: (813) 381-5138
E-Mail: jaw@johnawilliamsllaw.com
January 13, 20, 2023 23-00036P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR
PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 51-2022-CA-001330 ES
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.
VICTORIA SHIPMAN, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 9, 2022 in Civil Case No. 51-2022-CA-001330 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is Plaintiff and VICTORIA SHIPMAN, 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 9th day of February, 2023 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 5, Tampa Bay Golf and Tennis Club - Phase I, according to the map or plat thereof as recorded in Plat Book 31, Pages 135 through 140, inclusive, of the Public Records of Pasco County,

Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 0146803
7114140
22-00329-2
January 13, 20, 2023 23-00047P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
20-19 -CA-002480-CAAX-ES
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
FRANCESKA HERRING
A/K/A FRANCESKA KAY
HERRING; CASTLE CREDIT
CO HOLDINGS, LLC; STATE
OF FLORIDA; MEADOW
POINTE III HOMEOWNER'S
ASSOCIATION, INC.; UNITED
STATES OF AMERICA, ACTING
ON BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated the 5th day of Dec 2022, and entered in Case No. 20-19 -CA-002480-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and FRANCESKA HERRING A/K/A FRANCESKA KAY HERRING CASTLE CREDIT CO HOLDINGS, LLC STATE OF FLORIDA MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC. UNKNOWN TENANT N/K/A SHERRI BROWN; and UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 6th day of February 2023, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK 22, MEADOW POINTE III PARCEL "T-T", ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 45, PAGE(S) 101 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs 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 11th day of January 2023.

By: /s/ *Lindsay Maisonet, Esq.*
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, FL 33077
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
19-02219
January 13, 20, 2023 23-00069P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA.
CASE No. 2022CA002393CAAXWS
ARVEST CENTRAL MORTGAGE
COMPANY,
PLAINTIFF, VS.
RICHARD MURRAY SECONDO
A/K/A RICHARD M. SECONDO,
ET AL.
DEFENDANT(S).
To: UNKNOWN TENANT #1
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 13337
Marble Sands Ct, Hudson, FL 34669
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:

01-13-2023
01-20-2023
LOT 35, OF LAKESIDE PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before February 13, 2023 or immediately thereafter, otherwise a

default will be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accomodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Date: 01-09-2023

Clerk of the Circuit Court
SEAL By: /s/ Brooklyn Horner
Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC
Attorneys for Plaintiff
1515 South Federal Highway, Suite 100,
Boca Raton, FL 33432,
Our Case # 22-001249-FHLMC
January 13, 20, 2023 23-00043P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2018-CA-003489-ES
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, v.
STEPHEN C. MASSARO, et al.,
Defendants.
NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 13, 2023, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 4, Block 12, Palm Cove Phase 1B, according to the plat thereof as recorded in Plat Book 52, Pages 15-27, of the Public Records of Pasco County, Florida.
Property Address: 30332 Stapleton Street, Wesley Chapel, FL, 33545

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 6th day of January, 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
January 13, 20, 2023 23-00044P

FIRST INSERTION

NOTICE OF ACTION
OF FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE: 2022-CC-002368
BAYWOOD MEADOWS
CONDOMINIUM ASSOCIATION,
INC., a not-for-profit Florida
corporation,
Plaintiff, vs.
JOHN FREYTAG III; UNKNOWN
SPOUSE OF JOHN FREYTAG III;
AND UNKNOWN TENANT(S),
Defendant.
TO: JOHN FREYTAG III
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

01-13-2023
01-20-2023
Unit G, Building 9692 of BAYWOOD MEADOWS, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1211, Page(s) 792 through 988, inclusive, et seq., and as it may be amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.
Property Address: 12041 Environmental Drive, #7, New Port Richey, FL 34654

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

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

WITNESS my hand and seal of this Court on the day of JAN 09 2023

NIKKI ALVAREZ SOWLES
Circuit and County Courts
SEAL By: /s/ Brooklyn Horner
Deputy Clerk
January 13, 20, 2023 23-00046P

**PUBLISH YOUR
LEGAL NOTICE**

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

1/2/2023, 3:20

SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA003841CAAXWS MIDFIRST BANK Plaintiff, v. AMBER HINES; GREENWOOD VOR, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; VISTA LAKES AT BAILEYS BLUFF HOMEOWNERS ASSOCIATION, INC. Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 07, 2022, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as: LOT 15, VISTA LAKES AT BAILEY’S BLUFF, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGES 1 THROUGH 12, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 3329 MELA CT, HOLIDAY, FL 34691-3645 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com , on February 06, 2023 beginning at 11:00 AM. 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; 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 at St. Petersburg, Florida this 3rd. day of January, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000004105 January 6, 13, 202323-00015P

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA002235CAAXES PINGORA LOAN SERVICING, LLC, Plaintiff, vs. ISAAC NEWTON, et al., Defendants. TO: ISAAC NEWTON Last Known Address: 3134 ASHMONTE DRIVE, LAND O LAKES, FL 34638 Current Residence Unknown UNKNOWN TENANT Current Residence: 3134 ASHMONTE DRIVE, LAND O LAKES, FL 34638 UNKNOWN SPOUSE OF ISAAC NEWTON Last Known Address: 3134 ASHMONTE DRIVE, LAND O LAKES, FL 34638 Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 37, BLOCK 15, OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, 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 P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before February 03 2023, 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. 01-06-2023 01-13-2023 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 day of JAN 03 2023. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court By /s/ Brooklyn Horner As Deputy Clerk De Cubas & Lewis, P.A. P.O. Box 771270 CORAL SPRINGS, FL 33077 22-01334 January 6, 13, 202323-00025P

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. 2021CA002255CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ASHLEY D. GETTINO AND NICHOLAS GETTINO A/K/A NICHOLAS A GETTINO II, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2022, and entered in 2021CA002255CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ASHLEY D. GETTINO; NICHOLAS GETTINO A/K/A NICHOLAS A. GETTINO II; FLORIDA HOUSING FINANCE CORPORATION; TIERRA DEL SOL HOMEOWNER'S ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com , at 11:00 AM, on January 23, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 19, TIERRA DEL SOL PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 70 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 9300 WELLSTONE DR, LAND O LAKES, FL 34638 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 28 day of December, 2022. 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/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 20-016667 - NaC January 6, 13, 202323-00001P

SECOND INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 25, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com , where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 09:30 AM Sale to be held at www.storagetreasures.com . 0A217 - Hite, Tarsha; 0B002 - Popovich, George; 0B105 - Post, Raina; 0B121 - Williams, Anthony; 0C035 - McCormick, Rhonda; 0D018 - Hernandez, Joseph; 0E010 - schinkel, Tristan; 0E054 - hannah, Jovan; 0E161 - Burrows, George; 0E182 - Diorio, Mario; 0E200 - Forester, Loni PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 09:45 AM Sale to be held at www.storagetreasures.com . 1119 - Cortez, Valenica; 1152 - Hughes, Monique; 1182 - Leggiere, Tina; 1207 - Suri, Ashley; 1217 - Kraut, Heidi; 2016 - Simas, Kasey; 2020 - Green, Nikki; 2035 - Burrill, Brenda; 2066 - Pilawa, Alfred; 2085 - Washington, Kenneth; 2100 - Kersey, Ronda; 2150 - Jones, Miki; 2218 - Piper, Laurie; 3011 - Steed, Magne; 3054 - Quatro, Lynn; 3075 - grimes, faith; 3165 - hennessy, richard; 3176 - Joiner, Brianna; 3191 - Green, Brian; 3231 - Shaw, Scott; 3238 - Pidcock, Cassandra; 3333 - Terry, Casey; 3336 - JOBES, Jennifer; RV32 - Whitmore, Jamie PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 10:00 AM Sale to be held at www.storagetreasures.com . B0008 - Brown, Cherie; B0015 - Hackworth, David; D0003 - Brianas, Penelope; E1135 - Morrow, dawn; E1136 - Class A Electric LLC Lembo, Mario; E1184 - Nasios, Elena R; E1213 - RUMPH, MARZETTE; E2295 - Gambaro, Jennifer; E2315 - Johnson, Erik PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578 Time: 10:15 AM Sale to be held at www.storagetreasures.com . 11092 - Torres Gerena, Jeffrey; 11267 - Nightingale, Misty; 12069 - Perz, Jamie; 12153 - Salavar, david; 12170 - bar, arkadiusz; 12175 - Zlata, Amy; 12212 - Danko, Marnie; 13078 - Gibson, Odyssey; 13131 - ellis, Amanda; 13233 - Carpenter, Donna; 13307 - Andreadakis, Joseph; 3030 - reeves, Amber; 3045 - Merola, Lisa; 3055 - Padgett, Mary; 3137 - monda, douglas; 3183 - Simmons, Angela; 3365 - Moore, Faleycia; 3415 - Winstan, Makaila; 3460 - Gush, Gertrude; 3505 - Goldsnider, Jeffrey PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 10:30 AM Sale to be held at www.storagetreasures.com . 1204 - Riccardi-Sirico, D'Anna; 1218 - roberts, jerri l; 1910 - Ward, Pamela; 2303 - Roberts, Jason PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 10:45 AM Sale to be held at www.storagetreasures.com . 004 - Dunn, Michael; 017 - Goodman, Sky; 021 - Tzimas, Athanasios; 041 - Mazurek, Britteny; 086 - Adorno, Evelyn; 127 - longworth, Dominique; 134 - cole, Joann; 153 - Maniatis, Jordan; 176 - mussa, issa; 195 - McCoy, April; 282 - Perez, Maribele; 388A - Wiley, Michael; 464 - Maxwell, Taja; 504 - Bozarth, Lelia; 524 - Osborne, Curtis; 528 - Ford, Kim Eugene; 551 - Sounds Delicious Rena, Kiethsha Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. January 6, 13, 202323-00011P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512022CP002046CPAXWS Division I/J IN RE: ESTATE OF RUTH BRIGGS AKA RUTH B. BRIGGS AKA RUTH BEATRICE BRIGGS Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of ALFRED G. MOSES, deceased, File Number 51-2022-CP-1919-ES, 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 May 21, 2022; that the total value of the estate is \$66,500.00 and that the names and addresses of those to whom it has been assigned by such order are: NameAddressTIMOTHY A. MOSES2715 Fenimore RoadHainesport, NJ 08036JOY E. MOSES-HALL207 Williams StreetGreenville, NC 27858 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 January 6, 2023. Person Giving Notice: /s/ Timothy A. Moses TIMOTHY A. MOSES 2715 Fenimore Road Hainesport, New Jersey 08036 Attorney for Person Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com January 6, 13, 202323-00003P

SECOND INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1287-WS IN RE: ESTATE OF MARY E. PENALVER 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 MARY E. PENALVER, deceased, File Number 51-2022-CP-1287-WS, 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 May 17, 2022; that the total value of the estate is approximately \$1,747.45 and that the names and addresses of those to whom it has been assigned by such order are: NameAddressEVELYN L. BARKS7910 Noisette LaneNew Port Richey, FL 34654 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 January 6, 2023. Person Giving Notice: /s/ Evelyn L. Barks EVELYN L. BARKS 7910 Noisette Lane New Port Richey, Florida 34654 Attorney for Person Giving Notice /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com January 6, 13, 202323-00007P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1369-WS IN RE: ESTATE OF BARBARA ANN FUJIMOTO a/k/a BARBARA A. FUJIMOTO Deceased. The administration of the estate of BARBARA ANN FUJIMOTO a/k/a BARBARA A. FUJIMOTO, deceased, whose date of death was May 14, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 6, 2023. Personal Representative: /s/ Richard K. Fujimoto RICHARD K. FUJIMOTO 4202 Russon Way Lutz, Florida 33558 Attorney for Personal Representative: /s/ Donald R. Peyton DONALD R. PEYTON, Attorney Florida Bar Number: 516619 7317 Little Road NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com January 6, 13, 202323-00008P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

SECOND 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. 2022CA002754CAAXWS

LONGBRIDGE FINANCIAL, 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 LEO E. JACKSON, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO E. JACKSON, 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:

LOT 137 OF SHADOW LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 26-27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 01/30/2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 28th day of December, 2022

CLERK OF THE CIRCUIT COURT

BY: /s/ Y. Amburgey DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

22-048789

January 6, 13, 2023 23-00005P

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. 51-2022-CA-002158 WS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2018-RPL1, Plaintiff, vs. RITA LEAVESLEY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 20, 2022, and entered in 51-2022-CA-002158 WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2018-RPL1 is the Plaintiff and RITA LEAVESLEY; UNKNOWN SPOUSE OF RITA LEAVESLEY 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 January 25, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 52 OF RIDGEWOOD UNIT TWO, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY FLORIDA, RECORDED IN PLAT BOOK 24, PAGE(S) 136-137; SAID LANDS SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA.

Property Address: 8142 CAM-ERON CAY COURT, 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 in accordance with Florida Statutes, Section 45.031.

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

Dated this 3 day of January, 2023.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

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

22-024742 - NaC

January 6, 13, 2023 23-00026P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Name Unit

Catherine R Agnello 107

Kalliopi Lempidakis 193

Regina Roberts 74

Jayne Wells 21

January 6, 13, 2023 23-00020P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Name Unit

Kim Dye E016

Jacqueline Shannon I201

Sarah Sill C060

Lacie Snyder I402

Lisa Summers I501

Levi Williams B038

January 6, 13, 2023 23-00021P

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.: 2021CA002899

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NYMT LOAN TRUST I, Plaintiff, v. PARKS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated December 20, 2022, issued in and for Pasco, Florida, in Case No. 2021CA002899, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NYMT LOAN TRUST I is the Plaintiff, and PARKS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DEANNA SENATRE, EVANS ROOFING, LLC, JILL L. TATE, LAKE JOY AND MAGIC LAKE PROPERTY OWNERS' ASSOCIATION, INC., MICHAEL W. TATE, PASCO COUNTY CONSTRUCTION BOARD, UNKNOWN TENANT #1 AS TO PARCEL 1 N/K/A RYAN SANCHEZ are the Defendants.

The Clerk of the Court, PASCO CLERK OF COURT-EAST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 25, 2023 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:

PARCEL 1:

LOT 2883, BEACON SQUARE UNIT 22, ACCORDING TO

THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 139 AND 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

including the buildings, appurtenances, and fixtures located thereon

Property Address: 3406 Overland Drive, Holiday, FL 34691

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs 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 30 day of December, 2022.

Respectfully submitted, HOWARD LAW GROUP

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/ Evan R. Raymond

Evan R. Raymond, Esq.

Florida Bar No.: 85300

E-Mail: Evan@HowardLaw.com

January 6, 13, 2023 23-00009P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 22-CP-002022

Division: Probate

IN RE: ESTATE OF ROBERT M. FRITZ, JR. Deceased.

The administration of the estate of Robert M. Fritz, Jr., deceased, whose date of death was July 7, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 8053 Live Oak Ave. Dade City, Florida 33523. The names and addresses of the personal representative

and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN 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 January 6, 2023.

Personal Representative: /s/ James M. Fritz

James M. Fritz 35824 Diamond Head Court Zephyrhills, Florida 33541

Attorney for Personal Representative: /s/ Kimberly K. Muentner Kimberly K. Muentner, Attorney Florida Bar Number: 0078340

Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624

Telephone: (813) 367-1500

Fax: (813) 367-1501

E-Mail: kkmuentner@mortellarolaw.com

Secondary E-Mail: kkmuentner@mortellarolaw.com

January 6, 13, 2023 23-00017P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION

FILE NO.: 51-2021-CP-001815-CPAXES

IN RE: ADRIA FEBUS-LUNA Deceased.

The administration of the estate of Aida Febus-Luna deceased, /k/a Adria Maria Febus Luna, Adrie F. Luna, Adria F. Luna, Adria Febus, Adrie Febus, Aida Febus, Aida Taino whose date of death was October 9, 2019 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 51-2021-CP-001815-CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523..

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, 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 the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS January 6, 2023.

Petitioner ADRIA ENID TIRADO

4443 Birdsong Blvd Lutz, FL 33559

ZAIDA IVETTE GIERBOLINI LUNA 1620 Durham Dr, Colleyville, TX 76074

Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899

J. Michael Lins, Esquire Florida Bar No.: 1011033

LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618

Ph. (813) 386-5768

Primary E-mail: mike@linslawgroup.com

Secondary E-Mail: kris@linslawgroup.com

January 6, 13, 2023 23-00006P

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. 2017CA001038CAAXWS

GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, GERALDINE HAYDEN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 09, 2022, and entered in 2017CA001038CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THOROUGH, UNDER, OR AGAINST, GERALDINE HAYDEN, DECEASED; DANIELLE REDDY, A POSSIBLE HEIR TO THE ESTATE OF GERALDINE HAYDEN A/K/A GERALDINE HOVMILLER, DECEASED, A POSSIBLE HEIR TO THE ESTATE OF BRUCE A. REDDY, DECEASED; DOREEN HAYDEN-COTE; JOHN J. REDDY; JOSEPH M. REDDY; MICHAEL HAYDEN; PAUL HAYDEN; SHARON HOUSTON; STEVEN GEORGE REDDY A/K/A STEEN G. REDDY; VINCENT HAYDEN, JR.; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, VINCENT PATRICK HAYDEN, SR. A/K/A VINCENT P. HAYDEN, SR. A/K/A VINCENT P. HAYDEN A/K/A VINCENT HAYDEN; LACEY SEVAGGI 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 January 23, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 171, TAHITIAN HOMES, UNIT SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 115 AND 116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3844 DARTINGTON RD, HOLIDAY, FL 34691

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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: 727.847.8110 (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 28 day of December, 2022.

By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709

Communication Email: amanda.murphy@raslg.com

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

20-055898 - KeD

January 6, 13, 2023 23-00002P

SAVE TIME

Email your Legal Notice

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

1/20/2026, 12:21