## PASCO COUNTY LEGAL NOTICES

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Great Advancement, located at 8789 Parsons Hill Blvd, in the City of Wesley Chapel, County of Pasco, State of FL, 33545, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17 of March, 2022 Sapna Fenella Tauro

8789 Parsons Hill Blvd Wesley Chapel, FL 33545 March 25, 2022 22-00504P

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the  $fictitious\ name\ of\ EFASHION\ STREET,$ located at 8789 Parsons Hill Blvd, in the City of Wesley Chapel, County of Pasco, State of FL, 335453, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 23 of March, 2022. SAPNA FENELLA TAURO

8789 Parsons Hill Blvd Wesley Chapel, FL 33545 March 25, 2021

#### 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 fictitious name of Superlative Aluminum located at 8434 Thrasher Court, 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 18th day of March, 2022. Ackley Aluminum LLC

March 25, 2022 22-00505P

#### 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 fictitious name of Drop Tine Pro Shop located at 9918 State Road 52, in the County of Pasco, in the City of Hudson, Florida 34669 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson, Florida, this 17th day of March, 2022.

Latte Brothers Outdoors, LLC 22-00506P March 25, 2022

#### FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Tuesday, April 19, 2022, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss the Fiscal Year 2023 Budget.

Copies of the agenda may be obtained from the District Manager, DPFG Manage ment & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 741.

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 in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 741. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting

the District Manager's office. A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Long Lake Ranch Community Development District Howard McGaffney, District Manager (321) 263-0132, Ext. 741

March 25, 2022

22-00529P

# FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 843415 from Lennar Homes LLC. Application received: 3/14/2022. Proposed activity: Residential. Project name: Connerton Village 4 Phase 1 Tract C-1A & C1-B Amenity. Project size: 14.18 acres Location: Section(s) 19 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously approved project, which has an ERP No. 827069.

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.

### FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 12th day of January, 2022, in the cause wherein Suncoast Schools Federal Credit Union, was Plaintiff, and Nishan M Kopian aka Nishan M Kopoian, was Defendant, being case number 51-2010-CA-

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Nishan M Kopian aka Nishan M Kopoian, in and to the following described property, to wit: 2017 Black Jaguar XF

VIN# SAJBD4BN8HCY32226

I shall offer this property for sale "AS IS" on April 26, 2022, or 10:00am as soon thereafter as possible, at Stepp's Towing Service, Inc.: 5711 State Road 54, New Port Richey, FL 34652 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described

Kass Shuler, P.A. P.O. Box 800 Tampa, FL 33601

March 25; April 1, 8, 15, 2022

CHRIS NOCCO, as Sheriff Pasco County, Florida By: Sarg John Dill Deputy Sheriff 22-00527P

#### NOTICE OF PUBLIC SALE:

The following personal property of Wendell John Tingler, and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Wendell John Tingler And All Parties Having or Claiming to Have Any Interest in the Property Herein Described will on the 7th day of April 2022, at 10:00 a.m., on property at 6607 Outer Drive, Lot #168, Port Richey, Pasco County, Florida 34668, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1981 FEST Mobile Home VIN No.: FLFL1AA31322529

Title No.: 0017966644 And All Other Personal Property

PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 March 25, 2022 22-00501P

# FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809)

The undersigned will sell at public sale by competitive bidding on the 9th day of April 2022, at 09:00 AM, on the premises where said property has been stored and which is located at: Mile Stretch Self Storage 5425 Mile Stretch Dr.

Holiday FL. 34690 County of Pasco , State of Florida THE FOLLOWING:

Unit 024 Kristy Robinson Household Goods

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated

22-00502P Mar. 25; Apr. 1, 2022

#### FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

SUPPORT)
IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR Pasco COUNTY, FLORIDA Case No.: 22-DR-1330-WS Division: F

Regina L. Vinci, Petitioner, and

Salvatore Vinci, Respondent, TO: Salvatore Vinci 1325 Parrot Drive

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to Regina L. Vinci, whose address is 4306 Straits Lane New Port Richey, FL 34652 on or before 4/27/22, and file the original with the clerk of this Court at 7530 little rd New Port Richey, FL 34652 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to de cide how the following real or personal property should be divided:

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Familv Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Mar. 25; Apr. 1, 8, 15, 2022

### FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that JULIAN NICHOLAS ARMIGER, OWNER, desiring to engage in business under the fictitious name of TAMPA AMAZON FBA located at 2707 BREEZY LAKE LN, 107, LAND O LAKES, FLORIDA 34638 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.

#### FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that RAYNA JENKINS, OWNER, desiring to engage of MYSTIC DARK MOON located at 7830 CHERRYTREE LN, NEW PORT RICHEY, FLORIDA 34653 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. March 25, 2022 22-00531P

#### FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that JULIAN NICHOLAS ARMIGER, OWNER, desiring to engage in business under the fictitious name of TAMPA AMAZON FBA located at 2707 BREEZY LAKE LN, 107, LAND O LAKES, FLORIDA 34638 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

22-00532P

#### FIRST INSERTION

Notice is hereby given that ANDY DRAKE, OWNER, desiring to engage in business under the fictitious name of AD AUTO SERVICES located at 29813 BOYETTE OAKS PL, WESLEY CHA-PEL, FLORIDA 33545 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. March 25, 2022 22-00503P

FIRST INSERTION

# Notice of Application for Tax Deed

2021XX000086TDAXXX NOTICE IS HEREBY GIVEN,

That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

Certificate #: 1707880 Year of Issuance: 06/01/2018 Description of Property:

10-25-16-0260-00000-0220 BAYONET POINT HEIGHTS UNREC PARCEL 22 DESC AS EAST 50.00 FT OF WEST 150.00 FT OF N1/2 OF TRACT 20 PORT RICHEY COMPANY LANDS PB 1 PG 61 OR 7736 PGS 1430-1431 Name(s) in which assessed:

ESTATE OF DEBORA GUARDIANO

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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

# FIRST INSERTION

22-00467P

Notice of Application for Tax Deed 2021XX000177TDAXXXNOTICE IS HEREBY GIVEN,

That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1705346 Year of Issuance: 06/01/2018 Description of Property:

32-24-17-0010-00000-0050 SHADY OAKS RANCHES UN-REC PLAT W 1/2 OF THE FOL-LOWING TR 5 DSCB AS COM NE COR SEC TH S00 DG 02MIN 15"W 2673.71FT TH S89DG 58MIN 25"W 1325 FT FOR POB TH S89DG 58MIN 25"W 330 FT TH NOODG 02MIN 15"E 659.06FT TH N89DG 48MIN 45"E 330 FT TH S00DG 02MIN 15"W 659.99FT TO POB OR 1148

Name(s) in which assessed ESTATE OF DIANE L DORETY 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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

22-00470P

NOTICE IS HEREBY GIVEN, That TLKK 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:

FIRST INSERTION

Notice of Application for Tax Deed

2021XX000093TDAXXX

Certificate #: 1700259 Year of Issuance: 06/01/2018 Description of Property:

24-23-21-0070-00200-0040 SUB W1/2 TR 10 PB 2 PG 36 LOTS 4 5 & 6 BLOCK 2 OR 5964 PG 94

Name(s) in which assessed: JUAN J CASTILLO

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 April 28, 2022 at 10:00 am. March 08, 2022

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00468P

## FIRST INSERTION

Notice of Application for Tax Deed 2021XX000175TDAXXX NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1711408 Year of Issuance: 06/01/2018 Description of Property: 30-26-16-0010-04600-0130 TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 SOUTH 82.00 FT OF NORTH 379.60 FT OF EAST 1/2OF EAST 1/2 OF TRACT 46 EXC

OR 9123 PG 3586 Name(s) in which assessed: JOSEPH A CORSO

All of said property being in the County

WEST 15.00 FT FOR ROAD R/W

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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00469P

FIRST INSERTION

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

File No.: 22-GA-000021 IN RE: GUARDIANSHIP OF BREN ANTHONY SLEETER. A minor child.

The Guardian of the Property for the Ward, pursuant to Florida Statute 744.631, intends to make application for Authority to Act related to selling the property located at 7601 Merchant-ville Circle, Zephyrhills. FL 33540. Judge James R. Stearns, Section A, of the Sixth Judicial Circuit Probate Division, will call up this matter on April

26th, 2022 at 10:30am. This notice will be published on March 25; April 1, 8, 15, 2022.  $Mar.\ 25;\ Apr.\ 1,\ 8,\ 15,\ 2022$ 

22-00525P

Mar. 25; Apr. 1, 8, 15, 2022

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-1924 IN RE: ESTATE OF

whose date of death was September 27, 2021, 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 petitioner and petitioner's attorney are set forth below.

All creditors of the decedent and oth-

That FCAP AS CUSTODIAN FOR FTCFIMT 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:

FIRST INSERTION

Notice of Application for Tax Deed

2021XX000179TDAXXX

NOTICE IS HEREBY GIVEN,

Certificate #: 1709571 Year of Issuance: 06/01/2018 Description of Property: 33-25-16-077A-00000-3010 HILLANDALE UNIT 3 PB 12 PG  $66\ LOT\ 301\ OR\ 8206\ PG\ 51$ Name(s) in which assessed:

GARY W ROBINSON LARRY ROBINSON 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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

22-00471P

# FIRST INSERTION

Notice of Application for Tax Deed 2021XX000181TDAXXX

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1707100 Year of Issuance: 06/01/2018 Description of Property:

28-24-16-0110-00600-003B PLAT OF HUDSON PB 1 PG 40 WEST 89 FT OF SOUTH 150 FT OF LOT 3 BLOCK 6 & NORTH 270 FT OF LOT 3 BLOCK 6 OR 7169 PG 775 OR 7328 PG 888

Name(s) in which assessed: DEBRA ANN GOFF RICHARD A GOFF 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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00472P

### FIRST INSERTION

NOTICE IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 22-GA-000020

SHELBY LYNN SLEETER. A minor child. The Guardian of the Property for the Ward, pursuant to Florida Statute 744.631, intends to make application for Authority to Act related to selling the property located at 7601 Merchant-ville Circle, Zephyrhills. FL 33540. Judge James R. Stearns, Section A, of the Sixth Judicial Circuit Probate Di-

IN RE: GUARDIANSHIP OF

vision, will call up this matter on April 26th, 2022 at 10:30am. This notice will be published on March 25; April 1, 8, 15, 2022.

22-00526P

### FIRST INSERTION

ANTHONY L. SLEETER, Deceased. The administration of the estate of ANTHONY L. SLEETER, deceased,

er 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 SERVICES 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

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

THE TIME PERIODS SET FORTH

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 25, 2022.

#### SANDRA SLEETER, Personal Representative 4449 Chase Drive, Wesley Chapel, FL 33543

HARRY P. TEICHMAN (FBN 157211) HTeichman@OLAlaw.comOlder, Lundy, Alvarez & Koch 1000 W. Cass St. Tampa, FL 33606 Ph.: 813-254-8998 Fax: 813-839-4411

Counsel for Personal Representative Mar. 25; Apr. 1, 2022

Call: (941) 362-4848 or go to: www.businessobserverfl.com

JBSCRIBE TO THE BUSINESS OBSERVER

Notice of Application for Tax Deed 2021XX000189TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the

following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1700978 Year of Issuance: 06/01/2018 Description of Property:

33-24-21-0040-00B00-0040 SUWANNEE PARK PB 3 PG 18 WEST 15 FT OF LOT 3;LOT 4 & EAST 1/2 OF LOT 5 BLOCK B OR 9549 PG 3760

Name(s) in which assessed: PDL RAPID GROWTH INVESTMENTS LLC

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 28, 2022 at 10:00 am. March 08, 2022

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

22-00477P

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000192TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of

property, and the names in which it was assessed are as follows: Certificate #: 1710327 Year of Issuance: 06/01/2018 Description of Property: 09-26-16-052A-00000-0750

THE MEADOWS PB 14 PG 112 LOT 75 OR 4503 PG 15 Name(s) in which assessed: OSMAN PRACIC ELVEDINA PRACIC

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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

Mar. 25; Apr. 1, 8, 15, 2022

22-00479P

By: Susannah Hennessy

Deputy Clerk

### FIRST INSERTION

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

File No. 512022CP000273CPAXWS Section J IN RE: ESTATE OF DAVID FRANKLIN DELANO

Deceased. The administration of the estate of David Franklin Delano, deceased, whose date of death was October 23, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richev, 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 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 SEC-TION 733.702 WILL BE FOREVER

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 March 25, 2021.

#### Personal Representative: Jon Delano

Attorney for Personal Representative: s/ Amanda O. Singleton Amanda O. Singleton Attorney for Petitioner Florida Bar Number: 0015957 SINGLETON LEGAL PLLC 425 22nd Avenue N., Suite D SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316 Fax: (727) 234-8183 E-Mail: amanda@singletonlegal.com Secondary E-Mail:

admin@singletonlegal.com

22-00523P

Mar. 25; Apr. 1, 2022

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000188TDAXXX NOTICE IS HEREBY GIVEN, That GEORGE BAKER JR, 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 #: 1609806 Year of Issuance: 06/01/2017 Description of Property: 26-23-21-0000-01000-0010 COM 480 FT N OF SW COR OF SW 1/4 OF NW1/4 OF NE1/4 TH N 60 FT E 457 FT FOR POB TH E 210 FT S 60 FT W 210 FT N 60 FT  $TO\ POB\ RB\ 1025\ PG\ 1299$ 

Name(s) in which assessed: BENNIE HODO 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 April 28, 2022 at 10:00 am. March 08, 2022

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00476P

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000197TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and

year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1702069 Year of Issuance: 06/01/2018 Description of Property: 13-26-21-0140-00000-1180 MEADOWOOD ESTATES PB 15

PG 106 LOT 118 OR 3199 PG 430 Name(s) in which assessed: RUBY FRANCES ROGERS LIV TRUST

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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00483P

# FIRST INSERTION

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

File No. 51-2021-CP-1029-WS Division J IN RE: ESTATE OF GARY R. HOPPER

Deceased. The administration of the estate of GARY R. HOPPER, deceased, whose date of death was March 1, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richev, FL 34654. The names and addresses of the personal representative and the personal representative's attornev 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 SEC-TION 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 March 25, 2022.

#### Personal Representative: DANETTÉ HOPPER 5553 Sunshine Park Dr.

New Port Richey, Florida 34652 Attorney for Personal Representative: DONALD R. PEYTON, Attorney Florida Bar Number: 516619; SPN #63606 73 I 7 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peyton law 2@gmail.comMar. 25; Apr. 1, 2022 22-00499P

#### FIRST INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2021XX000182TDAXXX NOTICE IS HEREBY GIVEN,

That CAROL A OR ROGER A RASHID, 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 #: 1705652 Year of Issuance: 06/01/2018 Description of Property: 09-25-17-0010-00L00-0720 MOON LAKE ESTATES UNIT ONE PB 4 PGS 72 & 73 LOTS 68-72 INCL BLOCK L OR 8316 PG 122 Name(s) in which assessed:

TARPON IV LLC

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 28, 2022 at 10:00 am. March 08, 2022

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00473P

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000198TDAXXX NOTICE IS HEREBY GIVEN,

That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was sessed are as follows:

Certificate #: 1708400 Year of Issuance: 06/01/2018 Description of Property: 15-25-16-0260-00000-0580 PALM TERRACE ESTATES UNIT 2 PB 9 PG 39 LOT 58 OR 8984 PG 1203

Name(s) in which assessed: ROBERT FRANK 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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

22-00484P

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-330 ES IN RE: ESTATE OF KATHRYN D. MILLER. aka KATHRYN DEE MILLER

**Deceased.** The administration of the estate of KATHRYN D. MILLER, also known as KATHRYN DEE MILLER, deceased, whose date of death was September 20. 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representa-

tive'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 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 25, 2022. ANDREW GLENN MILLER

Personal Representative 24031 Geese Circle Land O' Lakes, FL 34639 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B. Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: mmerkel@hnh-law.com 22-00496P Mar. 25; Apr. 1, 2022

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000186TDAXXX NOTICE IS HEREBY GIVEN,

That THOMAS LLOYD IV, 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 sessed are as follows: Certificate #: 1604518

Year of Issuance: 06/01/2017 Description of Property: 18-26-16-0020-00300-0131 HORSEY PARK PB 3 PG 3 S 28 FT OF LOTS 13 & 14 BLOCK 3 OR 8861 PG 3311

Name(s) in which assessed: JUANA LOPEZ GOMEZ SERGIO GOMEZ 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.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

22-00475P

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000194TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued

thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1708440 Year of Issuance: 06/01/2018 Description of Property:

15-25-16-054A-00000-3890 REGENCY PARK UNIT 1 PB 11 PGS 58-59 LOT 389 OR 3389 PG

Name(s) in which assessed: GERALD A HAWTHORNE BARBARA A HAWTHORNE 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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00481P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File~No.~512022 CPOOO307 CPAXWSIN RE: ESTATE OF JOSEPH S. RYAN, Deceased.

The administration of the estate of Joseph S. Ryan, deceased, whose date of death was July 17, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656 0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER 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 SEC-TION 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 March 25, 2022 Personal Representative:

Kathleen M. McKelvey

11705 Spindrift Loop Hudson, FL 34667 /S/ Dawn Ellis, Esq. Attorney for Personal Representative E-mail Address: Dawn@MyFloridaProbate.com Florida Bar Number: 091979 My Florida Probate, PA Dawn Ellis, Esq., for the firm PO Box 952 Floral City, FL 34436 0952

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000184TDAXXX NOTICE IS HEREBY GIVEN, That THOMAS LLOYD IV, 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:

Description of Property: 18-26-16-0020-00300-0341 HORSEY PARK PB 3 PG 3 LOTS 36-37 BLOCK 3 OR 9220 PG 1815

PEGGY LAND TRUST CAROLE COX 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 April 28, 2022 at 10:00 am.

March 08, 2022 Office of Nikki Alvarez-Sowles, Esq.

Mar. 25; Apr. 1, 8, 15, 2022

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000193TDAXXX

That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and assessed are as follows:

Certificate #: 1706734 Year of Issuance: 06/01/2018 SEA PINES UNIT 5 UNREC PLAT LOT 36 EILEEN MAXIM

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,

March 08, 2022 Pasco County Clerk & Comptroller By: Susannah Hennessy

22-00480P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022CP402WS

IN RE: ESTATE OF MARTIN P. SPIEKERMAN, aka MARTIN PAUL SPIEKERMAN

The administration of the estate of MARTIN P. SPIEKERMAN, also known as MARTIN PAUL SPIEKER-MAN, deceased, whose date of death was January 19, 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 attor-

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.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

Signed on this 25th day of February, 2022.

JULIE REINBOLD Personal Representative

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

#### FIRST INSERTION

Notice of Application for Tax Deed 2021XX000190TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

sessed are as follows: Certificate #: 1708235 Year of Issuance: 06/01/2018 Description of Property: 12-25-16-0090-09600-0040 GRIFFIN PARK PB 2 PGS 78-78A LOT 4 BLOCK 96 OR 2008 PG 1858

Name(s) in which assessed: KAYE-ANN WEBBER 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 April 28, 2022 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy

Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

Notice of Application for Tax Deed 2021XX000200TDAXXX

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 #: 1703129

Year of Issuance: 06/01/2018 Description of Property: 17-26-20-002C-00A00-9080 PG 57

Name(s) in which assessed: MONICA DUNCAN All of said property being in the County of Pasco, State of Florida

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 April 28, 2022 at 10:00 am. March 08, 2022

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

 $Mar.\ 25; Apr.\ 1,\ 8,\ 15,\ 2022$ 22-00485P

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

# Section J IN RE: ESTATE OF DAVID FRANKLIN DELANO

The administration of the estate of David Franklin Delano, deceased, whose date of death was October 23, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richev, FL 34654. The names and addresses of the personal representative and the personal representative's attor-

nev are set forth below. All creditors of the decedent and other persons having claims or demands

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 25, 2021.

#### Personal Representative: Jon Delano Attorney for Personal Representative:

Attorney for Petitioner Florida Bar Number: 0015957 SINGLETON LEGAL PLLC 425 22nd Avenue N. Suite D. SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316 Fax: (727) 234-8183 E-Mail: amanda@singletonlegal.com Secondary E-Mail: admin@singletonlegal.com

Certificate #: 1604520 Year of Issuance: 06/01/2017

Name(s) in which assessed:

Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

22-00474F

NOTICE IS HEREBY GIVEN, year of issuance, the description of property, and the names in which it was

Description of Property: 14-24-16-002A-00000-0360 Name(s) in which assessed: JOHN M TINE JR JOSPEH M TINE All of said property being in the County

on April 28, 2022 at 10:00 am. Office of Nikki Alvarez-Sowles, Esq.

Deputy Clerk Mar. 25; Apr. 1, 8, 15, 2022

Deceased.

ney are set forth below.

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

The date of first publication of this notice is: March 25, 2022.

10496 Janes Road Reese, MI 48757

March 08, 2022

22-00478P

FIRST INSERTION

NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the

SADDLEBROOK CONDO 3 CLUSTER 9 CB 1 PGS 10-15 BLDG A UNITS 908 & 910 & COMMON ELEMENTS OR 6395

Unless such certificate shall be

FIRST INSERTION

File No. 512022CP000273CPAXWS

Deceased.

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.

NOTICE.

s/ Amanda O. Singleton Amanda O. Singleton

Mar. 25; Apr. 1, 2022

22-00509P Mar. 25; Apr. 1, 2022

 $(352)\,726\,5444$ Mar. 25; Apr. 1, 2022 22-00497P

on April 28, 2022 at 10:00 am.

Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022

Notice of Application for Tax Deed 2021XX000196TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1705597 Year of Issuance: 06/01/2018 Description of Property:

 $08\hbox{-}25\hbox{-}17\hbox{-}055B\hbox{-}05900\hbox{-}00A0$ PARADISE POINT WEST GROUP 2 PB 12 PG 40 APT A BLDG 59 & COMMON ELE-MENTS A/K/A POINTE WEST CONDOMINIUM PER OR 4162 PG 1282 OR 9566 PG 1128

Name(s) in which assessed: PEGGY LEE JACKSON

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 April 28, 2022 at 10:00 am. March 08, 2022

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Susannah Hennessy Deputy Clerk

Mar. 25; Apr. 1, 8, 15, 2022 22-00482P

#### FIRST INSERTION

NOTICE TO CREDITORS

RE: MARGARET I. BAKER, Deceased, TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled TRUST AGREEMENT OF MARGARET I BAKER Dated DECEMBER 22, 1999 Restated MARCH 21, 2017.
The name(s) and address(es) of the

Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of

this Notice is March 25, 2022. **ERNEST J. GEORGY, Trustee** 1731 Rankin St, Thunder Bay,

Ontario, Canada P7E5Z4 22-00522P Mar. 25; Apr. 1, 2022

# FIRST INSERTION

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

File No. 512020CP-732 Division Probate IN RE: ESTATE OF JOYCE DIANNE BATCHELDER Deceased.

The administration of the estate of JOYCE DIANNE BATCHELDER, deceased, whose date of death was April 9, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34656-0338. The name and address of the curator is 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 SEC-TION 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 March 25, 2022.

Rachel B. Oliver, Curator Florida Bar Number: 101624 THE DIAMOND LAW FIRM, P.A. 150 2ND AVE N STE 570 ST. PETERSBURG, FL 33701 Telephone: (727) 823-1400 Fax: (727) 999-5111 E-Mail:

rachel@diamondlawflorida.com Secondary E-Mail: sharon@diamondlawflorida.com Mar. 25; Apr. 1, 2022 22-00521P

#### FIRST INSERTION

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

File No. 512022CP00354 CPAXWS IN RE: ESTATE OF ROBERT L. TRUMAN, III AKA ROBERT LEROY TRUMAN, III Deceased.

The administration of the estate of ROBERT L. TRUMAN, III aka ROBERT LEROY TRUMAN, III, deceased, whose date of death was November 19, 2021, 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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is March 25, 2021.

> Personal Representative: BILLIE JEAN ARANDA 10820 State Road 54, Suite 202

Trinity, FL 34655 Attorney for Personal Representative: STEPHEN R. WILLIAMS Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com

Mar. 25; Apr. 1, 2022

## FIRST INSERTION

22-00512P

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

GENERAL JURISDICTION DIVISION

CASE NO. 51-2020-CA-000728WS PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs. SAMUEL MYERS, et al. Defendants.

To: SAMUEL MYERS 12714 PECAN TREE DRIVE, HUD-SON, FL 34669 UNKNOWN TENANT IN POSSES-

SION 1 12714 PECAN TREE DRIVE. HUDSON, FL 34669 UNKNOWN TENANT IN POSSES-SION 2 12714 PECAN TREE DRIVE. HUDSON, FL 34669

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows. to-wit: LOT 91, SHADOW LAKES, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 19, PAGES  $26\ \mathrm{AND}\ 27,\ \mathrm{PUBLIC}\ \mathrm{RECORDS}$ OF PASCO COUNTY, FLORI-

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before April 25, 2022, or 30 days from the first publication, otherwise a Judgment may be entered against you for the

relief demanded in the Complaint. WITNESS my hand and seal of said Court on the 22nd day of March, 2022. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court By: Kelly Jeanne Symons

Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 6909678 19-01941-1 Mar. 25; Apr. 1, 2022 22-00519P

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51 -2021-CP-1971-WS

Division I IN RE: ESTATE OF SYLVIA DOREEN MULLINS a/k/a DOREEN SYLVIA MULLINS

Deceased. The administration of the estate of SYL-VIA DOREEN MULLINS a/k/a DO-REEN SYLVIA MULLINS, deceased, whose date of death was August 24, 2021, 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 address es 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 TN FLORIDA STATUTES SEC-TION 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 March 25, 2022.

> Personal Representative: GARY L. MULLINS

7730 Eglantine Lane New Port Richy, FL 34654 Attorney for Personal Representative: DONALD R. PEYTON Attorney Florida Bar Number: 516619; SPN #63606 73 I 7 Little Road New Port Ric hey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com

### FIRST INSERTION

22-00498P

Mar. 25; Apr. 1, 2022

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

File No. 512000CP000274 CPAXWS Section J

IN RE: ESTATE OF MARY M. MEDVIDIK Deceased.

The administration of the estate of MARY M. MEDVIDIK, deceased, whose date of death was January 10, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is March 25, 2021.

Personal Representative: STEPHEN R. WILLIAMS 10820 State Road 54, Suite 202

Trinity, FL 34655 Attorney for Personal Representative: STEPHEN R. WILLIAMS, Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com Mar. 25; Apr. 1, 2022 22-00524P

#### FIRST INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-22-CP-0443-WS

Section No. J IN RE: ESTATE OF RICHARD SASIN aka RICHARD J. SASIN

Deceased. The administration of the estate of Richard Sasin aka Richard J. Sasin. deceased, whose date of death was January 31, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE

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 PUBLICA-TION OF THIS NOTICE IS MARCH 25, 2022.

Personal Representative: David C. Gilmore 11169 Trinity Blvd. Trinity, FL 34655 Attorney for Personal Representative: David C. Gilmore, Esq.

11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111

Mar. 25; Apr. 1, 2022 22-00510P

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2022-CP-000360 IN RE: ESTATE OF DAVID LEPOW 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 David Lepow, deceased, File Number 2022-CP-000360, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Pasco County, Florida; that the decedent's date of death was November 8, 2021; that the total value of the estate is \$11,866.23 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Fran Lepow 19111 Weymouth Drive Land O'Lakes, Florida 34638 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 March 25, 2022.

Person Giving Notice: Fran Lepow 19111 Weymouth Drive Land O'Lakes, Florida, 34638

Attorney for Person Giving Notice

Laurie Ř Chane Attorney Florida Bar Number: 843547 The Law Office of Laurie R. Chane 14206 5th Street Dade City, Florida, 33523 Telephone: (352) 567-0055 Fax: (352) 437-3918 E-Mail: laurie@chanelaw.com Secondary E-Mail: service@chanelaw.com Mar. 25; Apr. 1, 2022 22-00508P

#### FIRST INSERTION

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

CASE NO. 2019CA002819CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

DEBRA A. PIERMAN-QUINONES, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2021, and entered in 2019CA002819CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATION-AL ASSOCIATION is the Plaintiff and DEBRA A. PIERMAN-QUINONES; FLORIDA HOUSING FINANCE CORPORATION; and SHADOW RIDGE HOMEOWNERS' ASSOCIA-TION, 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 April 12, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 276, SHADOW RIDGE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 136-137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12946 KELLY-WOOD CIR, HUDSON, FL 34669 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 DISABILI-TIES 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. 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 transporta-

Dated this 16 day of March, 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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 19-363414 - CaB Mar. 25; Apr. 1, 2022 22-00493P

#### FIRST INSERTION

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

CASE NO. 2018-CA-002265 REGIONS BANK D/B/A REGIONS MORTGAGE Plaintiff,

W.D HEATH FOGGO, et. al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 3, 2022, and entered in 2018-CA-002265 of the Circuit Court of the sixth Judicial Circuit in and for Pasco County, Florida, wherein BLACK POINT ASSETS, INC. AS TRUSTEE OF THE 9802 PREAKNESS STAKES LAND TRUST and STAR POINTE CAPITAL, LLC, ASTRUSTEE OF THE 9802 PSW

LAND TRUST is the Cross-Plaintiff and Warren D. Heath Foggo, Kimberly Foggo and Unknown Tenant I and II, now known as Keisha Porteous and Godfrey Porteous are the Cross-Defendant(s). Nikki Alvarez-Sowles. Esq., Pasco County Clerk of Courts, County Florida will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on the 14th day of April, 2022 the following described property as set forth in said Final Judgment, to wit:

Lot 16 and 17, Block 8 The Kerr Addition, according to the plat thereof, as recorded in Plat Book

5, Page 58 Public Records of Pinellas County, Florida A/K/A 675 17th Ave. South St. Petersburg, Florida 33701 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

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 notice, 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. Submitted by: Neustein Law Group, P.A. Attorneys for Cross-Plaintiff 18305 Biscavne Boulevard, Suite 250. Aventura, FL 33160 Telephone: 305-531-2545 F ax: 305-531-2365 Mar. 25; Apr. 1, 2022 22-00489P

# 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. 2019CA001135CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, **SERIES 2006-12,** Plaintiff,

STEPHEN G. SHEA, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2021 in Civil Case No. 2019CA001135CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12 is Plaintiff and STEPHEN G. SHEA, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of April, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 1, BLOCK 8, OF MEADOW POINTE PARCEL 18, UNITS 1 AND 3, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 37 PAGE 95 OF THE PUBLIC RE-CORDS 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

s/ Sara B. Collins Śara B. Collins, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 E. Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1673 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 053992 18-01973-4

Mar. 25; Apr. 1, 2022 22-00488P

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. 51-2022-CA-000302 ES NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE

ESTATE OF rulia M. DECKER,

DECEASED, et. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, ASSIGNEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JULIA M. DECKER, 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, grant-ees, 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  $\overset{\leftrightarrow}{42}$ , COLONY HILLS COM-MUNITY, PHASE ONE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE(S) 137 AND 138, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1985 MO-BILE HOME - VIN NUMBERS: ZZF1034A AND ZZF1034B

PASCO COUNTY

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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 4/25/2022/ (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

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 Pasco County, Florida, this 17th day of March, 2022

Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT BY: Kelly Jeanne Symons DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100

Boca Raton, FL 33487  $PRIMARY\ EMAIL:\ mail@rasflaw.com$ 21-012050 - SaB

Mar. 25; Apr. 1, 2022 22-00490P

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA002908CAAXWS

U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 01, 2021, and entered in 2019CA002908CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTOR M. SANTIAGO, DECEASED; WALESKA SANTIAGO A/K/A WALESKA GONZALEZ MONTIJO; BEACON WOODS CIVIC ASSOCIATION, INC.; FLOR-IDA HOUSING FINANCE CORPORATION; STATE OF FLORIDA, DEPARTMENT OF REVENUE; and CLERK OF THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA 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 April 12, 2022, the following described property as set forth in said Final Judg-

ment, to wit: LOT 1594 BEACON WOODS, VILLAGE 11-B PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 129 THROUGH 131, OF THE PUB-

LIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12107 MEAD-OWBROOK LN, HUDSON, FL 34667

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

IMPORTANT

AMERICANS WITH DISABILI-TIES 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, 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 16 day of March, 2022 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, 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:  $\S\Ashley Bruneus$ Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 19-363435 - CaB  ${
m Mar.}\,25; {
m Apr.}\,1,2022$ 

22-00494P

# 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

CASE NO.: 2019CA003881 PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF LLOYD BAILEY A/K/A

L. BAILEY, DECEASED; et al.,

**Defendant(s).**NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 1, 2022 in Civil Case No. 2019CA003881, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES, AS-SIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF LLOYD BAILEY A/K/A L. BAILEY, DECEASED; SUNTRUST BANK; DOROTHY E. BRYANT; LLEWNY BAILEY A/K/A LLEWYN BAILEY A/K/A LLEWELYN BAILEY A/K/A; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on April 18, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 636, SEVEN SPRINGS HOMES UNIT THREE-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 15, PAGE 6 AND 7, 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. 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, 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 21 day of March, 2022.

ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Jennifer Travieso FBN: 0641065 2022-03-2112:04:47 Primary E-Mail: ServiceMail@aldridgepite.com

1221-4210B Mar. 25; Apr. 1, 2022 22-00517P

#### FIRST INSERTION

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

FLORIDA CASE NO.: 2021-CA-002993 PENNYMAC LOAN SERVICES, Plaintiff, v.

AMELIA LYNN BULLOCK, et al., Defendants.

TO: Unknown Party in Possession 1 4936 Wandering Way Wesley Chapel, FL 33544 Unknown Party in Possession 2 4936 Wandering Way Wesley Chapel, FL 33544 Unknown Spouse of Amelia Lynn Bullock 4936 Wandering Way

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

Wesley Chapel, FL 33544

Lot 56 of Maple Glen at Seven Oaks, according to the Plat thereof recorded in Plat Book 70 Page 13-19, of the Public Records of Pasco County, Florida.

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

Notice April 25, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 23rd day of March,

> Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida By: Kelly Jeanne Symons DEPUTY CLERK

Anthony R. Smith, Esquire Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Mar. 25; Apr. 1, 2022

#### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 51-2018-CA-003541 ES DIVISION: J4, J8 REVERSE MORTGAGE FUNDING

LLC, Plaintiff, vs. ALFRED G. BENNETT AS TRUSTEE OF THE ALFRED G. AND BETTY J. BENNETT LIVING TRUST DATED MARCH 13, 2001,

Defendant(s). To:

Last Known Address: 7046 Forbes Road Zephyrhills, FL 33542

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

LOT 36, PINE BREEZE COURT, AS RECORDED IN PLAT BOOK 12, PAGE 22, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS RIGHT OF WAY FOR FORBES ROAD.

A/KIA 7046 FORBES ROAD, ZEPHYRHILLS, FL 33540

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action April 25, 2022, on Albertelli Law, Plaintiff's attorney whose address is P.O. Box 23028, Tampa, FL 33623; 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 consecutive weeks in the Business Observer. \*\*See the 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

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

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

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

WITNESS my hand and the seal of this court on this 18th day of March, 2022.

Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court By: Kelly Jeanne Symons Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623

Mar. 25; Apr. 1, 2022 22-00486P

IMPORTANT

### FIRST INSERTION

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

CASE NO .: 2019CA003977CAAXWS BANKUNITED N.A., Plaintiff,

YRISLEYDI LAFFITA PELEGRIN; UNKNOWN SPOUSE OF YRISLEYDI LAFFITA PELEGRIN; GULF COAST ACRES TOWNSHIP, FLORIDA: 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. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 15, 2022. entered in Civil Case No. 2019CA- $003977 {\rm CAAXWS}$  in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein BANKUNIT-ED N.A., Plaintiff and YRISLEYDI LAFFITA PELEGRIN; UNKNOWN SPOUSE OF YRISLEYDI LAFFITA PELEGRIN; GULF COAST ACRES TOWNSHIP, FLORIDA; UNKNOWN TENANT #1 N/K/A VICTOR GUTIER-REZ; UNKNOWN TENANT #2 N/K/A MARLESZ CASTILLO are defendants. Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on April 14, 2022 the following described property as set forth in said Final Judgment, to-wit:.

THE LAND REFERRED TO

HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS: LOT NO. 26 OF "SUNNYDALE", AN UNRECORDED SUBDI-VISION OF LOT 8, BLOCK 7, "GULF COAST ACRES, UNIT 2". AS SHOWN ON A PLAT RECORDED IN PLAT BOOK PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT, ON THE NORTH LINE OF SAID LOT 8, LYING NORTH 89 DEGREES 55' 20" EAST, 664.35 FEET FROM THE PLATTED NORTHWEST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 89 DEGREES 55' 20" EAST, 50 FEET; THENCE SOUTH 0 DEGREES 04' 40" EAST, 78.96 FEET; THENCE SOUTH 89 DE-GREES 55' 20" WEST 50 FEET; THENCE NORTH 0 DEGREES 04' 40" WEST, 78.96 FEET TO THE POINT OF BEGINNING.
THE EASTERLY AND WEST-ERLY 3 FEET THEREOF BEING RESERVED AS A UTILITY AND, OR DRAINAGE EASEMENT AND THE SOUTHERLY 15 FEET THEREOF BEING RESERVED AS ROAD RIGHT-OF-WAY AND/OR UTILITY EASEMENT. PERPETUAL EASEMENT FOR INGRESS AND EGRESS, "SUNNYDALE DRIVE", MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE PLATTED SOUTHWEST CORNER OF LOT 8, BLOCK 7, GULF COAST ACRES, UNIT 2. AS SHOWN ON A PLAT RE-

CORDED IN PLAT BOOK 5, PAGE 85, OF THE PUBLIC RE-CORDS OF PASCO COUNTY. FLORIDA, AND RUN THENCE NORTH 89 DEGREES 55' 20" EAST, 41.59 FEET TO THE EX-ISTING EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 19 (S. R. NO. 55, SECTION 14030): THENCE NORTH 39 DEGREES 37' 00" EAST, 89.62 FEET, ALONG SAID RIGHT-OF-WAY, TO A POINT OF BEGINNING AND RUN THENCE NORTH 89 DEGREES 55' 20" EAST, 1277.88 FEET TO A POINT LYING 3 FEET WESTERLY OF THE WESTERLY EDGE OF DIAGO-NAL ROAD; THENCE NORTH 39 DEGREES 37'00" EAST, 25.99 FEET PARALLEL WITH SAID DIAGONAL ROAD; THENCE SOUTH 89 DEGREES 55' 20" WEST, 1277.88 FEET TO SAID EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 19; THENCE SOUTH 39 DEGREES 37' 00" WEST, 25.99 FEET, ALONG SAID U.S. HIGHWAY NO. 19, TO THE POINT OF BEGINNING.

Property Address: 8419 Sunnydale Drive, Hudson, FL 34667 ANY PERSON CLAIMING AN IN-TEREST 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

THE COURT, IN ITS DISCRETION,  $\,$ MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 OF-FICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION 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. Kelley Kronenberg

10360 West State Road 84 Fort Lauderdale. FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.comBy: /s/ Jason M. Vanslette Jason M. Vanslette, Esq. FBN: 92121 File No.: CMF1901-JMV

22-00487P

Mar. 25; Apr. 1, 2022

FIRST INSERTION NOTICE OF FORECLOSURE SALE

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

CASE NO. 2018CA002492CAAXWS OCWEN LOAN SERVICING, LLC,

KEVIN M. CLUFF AND SHANNON M CLUFF, et Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 21, 2020, and entered in 2018CA002492CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and KEVIN M. CLUFF and SHANNON M CLUFF 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 April 12, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 1176, OF ALOHA GARDENS UNIT TEN, ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 11, PAGES 80 AND 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3548 SEFF-NER DR, 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

AMERICANS WITH DISABILI-TIES 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 16 day of March, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com

18-179606 - CaB Mar. 25; Apr. 1, 2022 22-00492P

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

CASE NO.: 2021CA001674CAAX-WS

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1

Plaintiff, VS. MARYANN WHITE; et al.,

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 9, 2022 in Civil Case No. 2021CA001674CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, THE BANK OF NEW YORK  $MELLON, F/K/A\,THE\,BANK\,OF\,NEW$ YORK AS SUCCESSOR IN INTER-EST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING

NOTICE OF RESCHEDULED SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 51-2019-CA-004252-ES LAKEVIEW LOAN SERVICING,

Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

BY, THROUGH, UNDER. OR AGAINST JEFFREY LEE

DECEASED, et al, Defendant(s).

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

DURR AKA JEFFREY L. DURR,

NOTICE IS HEREBY GIVEN Pursuant

to an Order Rescheduling Foreclosure Sale dated February 7, 2022, and en-

tered in Case No. 51-2019-CA-004252-

ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County,

Florida in which Lakeview Loan Servic-

ing, LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, As-

signees, Lienors, Creditors, Trustees, or

other Claimants claiming by, through, under, or against Jeffrey Lee Durr aka

Jeffrey L. Durr, deceased, Oak, Creek

of Pasco County Homeowners' Association, Inc., Ladraysha Durr, Jewelean

Durr, are defendants, the Pasco County

Clerk of the Circuit Court will sell to the highest and best bidder for cash in/

on online at www.pasco.realforeclose.

com, Pasco County, Florida at 11:00 am on the April 11, 2022 the following

described property as set forth in said

ONE, ACCORDING TO THE

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. 51-2022-CA-000133 WS

REVERSE MORTGAGE FUNDING

Plaintiff,

Final Judgment of Foreclosure: LOT 63, OAK CREEK PHASE

TRUST, SERIES 2006-1, NOVAS-TAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the Plaintiff, and MARY-ANN WHITE; UNKNOWN SPOUSE OF MARYANN WHITE; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alva-

rez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realfore-close.com on April 13, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 999 OF THE UNRE-CORDED PLAT OF JASMINE LAKES, UNIT 7: A PORTION OF THE EAST 1/2 OF SEC-TION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PAS-CO COUNTY, FLORIDA, BE-ING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF LOT 1008, JAMES LAKES UNIT 7-B AS

MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK

53, PAGES 40 THROUGH 52

INCLUSIVE, OF THE PUBLIC

RECORDS OF PASCO COUN-

A/K/A 6649 BLUFF MEADOW

 ${\rm CT\,WESLEY\,CHAPEL\,FL\,33545}$ 

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., Pas-

co County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New

Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hear-

ing impaired. Contact should be initiat-

ed 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 ac-

commodate such requests. Persons with disabilities needing transportation to

court should contact their local public

transportation providers for information regarding transportation services.

Dated this 17 day of March, 2022.

ALBERTELLI LAW

P. O. Box 23028

CT - 19-025388

FIRST INSERTION

Mar. 25; Apr. 1, 2022

Tampa, FL 33623

Tel: (813) 221-4743 Fax: (813) 221-9171

servealaw@albertellilaw.com

TY FLORIDA

FIRST INSERTION

ED IN PLAT BOOK 12, PAGES 80, 81 & 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN NORTH 0 DEGREES 16' 55" WEST, A DISTANCE OF 530.00 FEET FOR A POINT OF BE-GINNING; THENCE NORTH 89 DEGREES 43' 05" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 0 DEGREES 16' 55" EAST, A DISTANCE OF 65 FEET; THENCE SOUTH 89 DEGREES 43' 05" EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 0 DEGREES 16' 55" WEST, A DISTANCE OF 65 FEET TO THE POINT OF BEGINNING; THE WEST 10 FEET AND NORTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILI-

SHOWN ON PLAT RECORD-

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 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 18 day of March, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Jennifer Travieso FBN: 0641065 2022-03-18 14:19:53 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5605B

Mar. 25; Apr. 1, 2022 22-00516P

#### FIRST INSERTION

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

CASE NO. 512019CA003389CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-loCB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-

Plaintiff, vs. ROSA BONDS; et, al,. TO: CAROL BONDS

Last Known Address 6312 Angus Valley Drive Wesley Chapel, FL 33544 Current Residence is Unknown JOY ELLYN BONDS Last Known Address 31111 ASHLEY PINES PLACE

WESLEY CHAPEL, FL 33543 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County,

TRACT #752 - ANGUS VALLEY, UNIT 3 A TRACT OF LAND LYING IN SECTION 2, TOWN-SHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE STATED SECTION 2, THENCE RUN EAST (ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF THE STATED SECTION 2, A DISTANCE OF 5101.62 FEET; THENCE NORTH 00 DEG 11 MIN 18 SEC

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO. 51-2016-CA-003330WS

NATIONSTAR MORTGAGE LLC,

JOSEPH E. ALTARE, JR. A/K/A

JOSEPH ALTARE, JR. AND

SUZANNE ALTARE, et al.

SUZANNE F. ALTARE A/K/A

Plaintiff.

EAST A DISTANCE 1730.43 FEET TO THE POINT OF BEGINNING; THENCE CONTIN-UE NORTH 00 DEG 11 MIN 18 SEC EAST A DISTANCE OF 150.00 FEET; THENCE EAST A DISTANCE A DISTANCE OF 150.94 FEET; THENCE SOUTH 00 DEG 11 MIN 18 SEC WEST A DISTANCE OF 150.00 FEET; THENCE WEST A DISTANCE OF 150.94 FEET TO A 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 Diaz Anselmo & Associates, P.A., Plaintiffs attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 25, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on 3/22/22, 2022.

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

Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: Kelly Jeanne Symons As Deputy Clerk

Diaz Anselmo & Associates, P.A., P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1496-178305 / CW3 Mar. 25; Apr. 1, 2022

# FIRST INSERTION

ten defenses, if any, to it on counsel for Plajntiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4/25/2022/ (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 imme-

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUZANNE GARDNER, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENE-

FICIARIES. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUZANNE GARDNER, 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, grant-ees, 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 230, COLONIAL HILLS UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 9. PAGE(S) 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writdiately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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

tion regarding transportation services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this 17th day of March, 2022 Nikki Alvarez-Sowles, Esq.

CLERK OF THE CIRCUIT COURT BY: Kelly Jeanne Symons DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 21-092238 - SaB Mar. 25; Apr. 1, 2022 22-00491P

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2017, and entered in 51-2016-CA-003330WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JOSEPH E. ALTARE, JR. A/K/A JOSEPH ALTARE, JR.; SUZANNE F. ALTARE A/K/A SU-ZANNE ALTARE; CHELSEA PLACE HOMEOWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERI-CA, DEPARTMENT OF TREASURY; and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME LOAN CEN-TER, INC. D/B/A LENDINGTREE LOANS 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 April 12, 2022, the following described property as set forth in said Final Judg-

ment, to wit: LOT 85, CHELSEA PLACE UNIT 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 86-88 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1400 HAVER-HILL DR, NEW PORT RICHEY,

FL 34655 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

IMPORTANT

AMERICANS WITH DISABILI-TIES 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 transporta-

Dated this 16 day of March, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 16-190222 - CaB  ${
m Mar.}\,25; {
m Apr.}\,1, 2022$ 22-00495P FIRST INSERTION

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

CIVIL ACTION CASE NO.: 51-2022-CA-000237 LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. THE UNKNOWN HEIRS. DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CLARA NORMANDIN. DECEASED, et al, Defendant(s).

To: THE UNKNOWN HEIRS, DE-VISE ES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST CLARA NORMANDIN, DECEASED

Last Known Address: Unknown Current Address: Unknown

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

LOT 239, LAKE PADGETT SOUTH, UNIT THREE, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 140 OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

A/K/A 22631 NEWFIELD CT LANDO LAKES FL 34639

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-

tion of the Notice of Action April 25 2022, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box  $23028,\,\mathrm{Tampa},\,\mathrm{FL}$ 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

\*\*See the Americans with Disabilities

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: 727.847.81 IO (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and the seal of

this court on this 21st day of March, 2022

Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court By: Kelly Jeanne Symons Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623

Mar. 25; Apr. 1, 2022 22-00514P



# Are there different types of legal notices?

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

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

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

**VIEW NOTICES ONLINE AT** Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

# OFFICIAL COURTHOUSE WEBSITES:

**MANATEE COUNTY:** manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

**CHARLOTTE COUNTY:** charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org

**COLLIER COUNTY:** collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

**PINELLAS COUNTY:** pinellasclerk.org

**POLK COUNTY:** polkcountyclerk.net

**ORANGE COUNTY:** myorangeclerk.com

Check out your notices on: floridapublicnotices.com



# SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO. 2020CA000774CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE

Plaintiff, vs EVERETT HOUGHTALEN, et al.

**Defendants.**To: EVERETT HOUGHTALEN

COMPANY,

4033 NEWCASTLE DRIVE, NEW PORT RICHEY, FL 34652 UNKNOWN SPOUSE OF EVERETT HOUGHTALEN

4033 NEWCASTLE DRIVE, NEW PORT RICHEY, FL 34652 LAST KNOWN ADDRESS STATED,

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

LOT 2026, BEACON SQUARE, UNIT 17, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 10, AT PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before April 18, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of said

Court on the day of MAR 11 2022. Nikki Alvarez-Sowles, Esq., Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: JR Sorrell

Deputy Clerk MCCALLA RAYMER LEIBERT 225 E. Robinson St. Suite 155

Phone: (407) 674-1850 Fax: (321) 248-0420

Orlando, FL 32801

20-00306-1 March 18, 25, 2022 22-00432P

**PUBLIC** 

NOTICE DAY JAN 2

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-000455-WS IN RE: ESTATE OF

STEVE F. STOVALL Deceased.

The administration of the estate of Steve F. Stovall, deceased, whose date of death was January 22, 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 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 March 18, 2022.

Personal Representative: Barry D. Stovall 5402 Gainor Road

Philadelphia, Pennsylvania 19131 Attorney for Personal Representative: Russell G. Marlowe, Esq. Attorney

Florida Bar Number: 748889 Russell G. Marlowe PA 8630 Government Drive Suite 102 New Port Richey, Florida 34654Telephone: (727) 847-0055 Fax: (727) 815-0044

 $\hbox{E-Mail: service@russmarlowe.com}$ 22-00461P March 18, 25, 2022

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021-CP-1899 IN RE: ESTATE OF DORIS T. LANGLOIS

**Deceased.**The administration of the estate of DO-RIS T. LANGLOIS, deceased, whose date of death was October 7, 2021, 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 attornev 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 March 18, 2022.

#### Personal Representative: DAVID W. LANGLOIS

445 Quinta Street Longs, South Carolina 29568 Attorney for Personal Representative: GARY L. DAVIS, ESQ. Florida Bar Number: 295833 9020 Rancho Del Rio Drive, Suite 101 New Port Richey, FL 34655 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: gary.davis@garyldavislaw.com Secondary É-Mail:

service@garyldavislaw.com 22-00454P March 18, 25, 2022



FLORIDA PUBLIC NOTICES

Florida Public Notices.com

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-1262 IN RE: ESTATE OF PANORMITIS TSESMELIS

Deceased. The administration of the estate of Panonnitis Tsesmelis, deceased, whose date of death was June 17, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER
PARPER 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 March 18, 2022.

Personal Representative **Emmanouil Neskes** 

1429 Ovington Ave., Brooklyn, New York 11219 Attorney for Personal Representative /s/ N. Michael Kouskoutis N. Michael Kouskoutis, Esq. FBN: 883591. 623 E. Tarpon Avenue, Suite A

Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk.nmklaw.com Secondary Email:

transcribe123@gmail.com March 18, 25, 2022 22-00424P

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION Case No: 21-CP-000942 Division: X IN RE: ESTATE OF DELMAS COLLIER, Deceased.

The administration of the estate of DELMAS COLLIER, deceased, Case No: 21-CP-000942 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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 the decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

WILL BE FOREVER BARRED.

The date of first publication of this notice is March 18, 2022.

#### THOMAS COLLIER Personal Representative

/s/ Derek t. Matthews GLEN R. LANSKY, ESQUIRE Fla. Bar No: 985392 DEREK T. MATTHEWS, ESQUIRE Fla. Bar No: 1000992 LANSKY LAW GROUP 5476 Lithia Pinecrest Rd. Lithia, Florida 33547 Telephone: 813-657-1995 Email: office@lanskylawgroupfl.com Attorneys for Personal Representative

March 18, 25, 2022

### SECOND INSERTION

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

CASE NO. 2019-CA-003049 NAVY FEDERAL CREDIT UNION Plaintiff, vs.

THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BARRY M KENNARD, et al..

Defendants. To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE SCHER FAMILY TESTAMENTARY TRUST, LINDER WILL DATED NOVEMBER 18, 2005, AS AMENDED ON APRIL 30, 2006, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFI-

CIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN UNKNOWN SPOUSE OF MICHELE

KENNARD 12514 MOON LAKE CIRCLE. NEW PORT RICHEY, FL 34654 \*ADELE VALLEN

34 PEACHTREE ATLANTA, GA 30326

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: LOT 107, TIMBER OAKS - UNIT 8. ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 17,

PAGES 100 THROUGH 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written de-

fenses, if any, to it on ROBYN KATZ, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before April 15, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the

22-00460P

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 accom-modate 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 soal of said Court on the day of MAR 11 2022.

Nikki Alvarez-Sowles, Esq., Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: JR Sorrell

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 6890623 20-00717-1

March 18, 25, 2022 22-00449P

Deputy Clerk

#### SECOND INSERTION

PASCO COUNTY

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

PROBATE DIVISION Case No: 21-CP-000101 Division: X IN RE: ESTATE OF BARRY FREGEAU, Deceased.

The administration of the estate of Barry Fregeau, deceased, Case No: is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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 the decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, 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 SO FILED WILL BE FOREVER BARRED. The date of first publication of this

notice is March 18, 2022.

CAROL LEONDHART Personal Representative /s/ Derek t. Matthews GLEN R. LANSKY, ESQUIRE Fla. Bar No: 985392 DEREK T. MATTHEWS, ESQUIRE Fla. Bar No: 1000992 LANSKY LAW GROUP 5476 Lithia Pinecrest Rd. Lithia, Florida 33547 Telephone: 813-657-1995

Email: office@lanskylawgroupfl.com Attorneys for Personal Representative March 18, 25, 2022 22-00459P

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 512022CP000145CPAXWS IN RE: ESTATE OF James Samion

Deceased. The administration of the estate of James Samion, deceased, Case Number 512022CP000145CPAXWS is pending in the Circuit Court for Pasco County. Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Clerk of Court, P.O. Box 338, New Port Richey, FL 34656-0338.

The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOT SO FILED 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 March 18, 2022.

Anthony J. Samion, Jr. Personal Representative Address: 24015 Turtlerock Court, Lutz, FL 33559

Attorney for Personal Representative: MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com

Attorney for Personal Representative March 18, 25, 2022 22-00426P

### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2019-CA-003049 NAVY FEDERAL CREDIT UNION Plaintiff, vs.

THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BARRY M KENNARD, et al..

Defendants.

To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE SCHER FAMILY TESTAMENTARY TRUST, LINDER WILL DATED NOVEMBER 18, 2005, AS AMENDED ON APRIL 30, 2006, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFI-CIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN

UNKNOWN SPOUSE OF MICHELE KENNARD 12514 MOON LAKE CIRCLE.

NEW PORT RICHEY, FL 34654 ADELE VALLEN 3334 PEACHTREE

ATLANTA, GA 30326 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 107, TIMBER OAKS - UNIT 8. ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 17, PAGES 100 THROUGH 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on ROBYN KATZ, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before April 15, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of MAR 11 2022.

Nikki Alvarez-Sowles, Esq., Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: JR Sorrell Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 6890623 20-00717-1

March 18, 25, 2022 22-00450P

#### NOTICE OF PUBLIC SALE

SECOND INSERTION

BAYONET SELF STORAGE,INC.,(BSS), HEREBY PUBLISHED NOTICE, AS REQUIRED BY THE FLORIDA "SELF STORAGE FACILITY ACT", FLORIDA STATE STATUES SECTIONS:83.806 AND 83.807, THAT PUBLIC NOTICE IS HEREBY GIVEN, THAT ON THE DATE AND TIME LISTED, AND CONTINU-ING FROM DAY TO DAY UNTIL ALL GOODS ARE SOLD, WE WILL SELL AT PUBLIC AUCTION, THE PROPERTY LISTED BELOW TO SATISFY A LAND-LORDS LIEN. ALL SALES ARE FOR CASH TO THE HIGHEST BIDDER AND ARE CONSIDERED FINAL. BSS RESERVES THE RIGHT TO REJECT ANY BIDS. THE PUBLIC AUCTION WILL BE HELD AT BAYONET SELF STORAGE,

 $LOCATED\ AT\ 7132\ STATE\ ROAD\ 52,\ Hudson,\ FLORIDA\ 34667.$ BRIEF DESC. TO BE SOLD NAME UNIT #

1. John Marque Household Items

2. Sandra/Ken Hays/Boroff Household Items

3. Jorge A. Zaldivar Household Items 4 Scott Morse

Household Items AUCTION WILL BE HELD ON: 04-05-2022 @11:00 A.M.

UNITS SUBJECT TO CHANGE WITHOUT NOTICE

March 18, 25, 2022

22-00466P

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO.

#### 51-2021-CP-002156-CPAX-ES IN RE: ESTATE OF JOSEPH A. MENTZER, DECEASED

Deceased. The administration of the estate of Joseph A. Mentzer, deceased, whose date of death was November 21, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITH-STANDING 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: March 18, 2022.

Personal Representative: SANDRA LEE MILES 3340 Anchor Bay Trail Bradenton, FL 34211

Attorney for Personal Representative: KYLE J. STROH Florida Bar No. 031460 Metz, Bailey & McLoughlin 33 E. Schrock Road Westerville, OH 43081 (614) 882-2327 March 18, 25, 2022 22-00462P

#### SECOND INSERTION

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

#### PROBATE DIVISION File No. 512022CP000387CPAXES IN RE: ESTATE OF DALE STEPHEN WASMUND

**Deceased.** The administration of the estate of Dale Stephen Wasmund, deceased, whose date of death was September 19, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 18, 2022.

## Personal Representative: Jill Wasmund 3252 Fox Lake Dr.

Tampa, Florida 33618 Attorney for Personal Representative: Judy Karniewicz Florida Bar Number: 694185 The Karniewicz Law Group 1211 W Fletcher Ave. Tampa, FL 33612 Telephone: (813) 962-0747 Fax: (813) 962-0741 E-Mail: judy@tklg.net March 18, 25, 2022 22-00457P

# SECOND INSERTION

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

CASE NO. 51-2021-CA-002517 WS BANK OF AMERICA, N.A., Plaintiff, vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST WALTRUD FARRIN AKA WALTRUD B. FARRIN, DECEASED, et al,

Defendant(s). To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER OR AGAINST WALTRUD FARRIN AKA WALTRUD B. FARRIN, DECEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 601, BEAR CREEK SUB-DIVISION UNIT FOUR, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 135, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 11320 BROWN BEAR

LANE PORT RICHEY FL 34668 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy April 18, 2022 within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028,

Tampa, FL 33623; 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 consecutive weeks in the

\*\*See the American with Disabilities

Business Observer.

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

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

Contact should be initated 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 trans-

portation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation ser-

WITNESS my hand and the seal of this court on this day of MAR 16 2022. Clerk of the Circuit Court

Nikki Alvarez-Sowles, Esq., Clerk & Comptroller (SEAL) By: Jennifer Sorrell Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 -21-006437

March 18, 25, 2022 22-00442P

# SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019-CA-003778-WS ONEMAIN FINANCIAL GROUP, LLC,

Plaintiff, -vs-MIGUEL A. PEREZ A/K/A MIGUEL  $\label{eq:perez} \textbf{PEREZ}, \textbf{MARITZA} \, \textbf{PEREZ} \, \textbf{A} / \textbf{K} / \textbf{A}$ MARITZA B. PEREZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursu-

ant to an Order dated the 27th day of January, 2022, entered in the abovecaptioned action, Case No. 2019-CA-003778-WS, the Clerk of the Court, NIKKI ALVAREZ- SOWLES, ESQ.,

will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.pasco.realforeclose. com, on April 12, 2022, the following described property as set forth in said final judgment, to-wit:

LOT 48, HUNTERS RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25. PAGES 118 THROUGH 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 9323 Via Segovia, New Port Richev, FL 34655 ANY PERSON CLAIMING AN IN-TEREST 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 WITHIN 60 DAYS AFTER THE SALE.

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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 DATED this March 11, 2022.

WEITZ & SCHWARTZ, P. A. Attorneys for Plaintiff 900 S. E. 3rd Avenue, Suite 204 Fort Lauderdale, FL 33316 Phone (954) 468-0016 Fax (954) 468-0310 By: /s/ Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com March 18, 25, 2022 22-00423P

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NUMBER: 2020-CA-001838 DIVISION: 37-D U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

FOR LEGACY MORTGAGE ASSET

TRUST 2018-RPL1,

Plaintiff. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER OR AGAINST, JERRIANNE E, EDWARDS A/K/A JERRIANNE EDWARDS, DECEASED; TIMOTHY M CLOUTIER: DAVID J. CLOUTIER: JOSEPH P. EDWARDS; CITIBANK (SOUTH DAKOTA), N.A.; BEACON WOODS CIVIC ASSOCIATION. INC; SETH PATRICK CLOUTIER; **Defendant(s).**NOTICE IS HEREBY GIVEN that pur-

suant to a Final Judgment of Foreclosure entered on February 18, 2022 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on APRIL 19, 2022 at 11:00 AM EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www. pasco.realforeclose.com the following described property situated in Pasco

County, Florida: LOT 2211, BEACON WOODS SMOKEHOUSE VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 16, PAGES 77-78. Property Address: 13001 Smoke Tree Way, Hudson, FL 34667

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

\*\* SEE AMERICANS WITH DIS-

ABILITIES ACT\*\*

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERN-MENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654, PHONE: 727.847.8110 (VOICE) IN NEW PORT RICHEY, 352.521.4274, EXT. 8110F (VOICE) IN DADE CITY OR 711 FOR THE HEARING IM-PAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICA-TION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS

THAN SEVEN DAYS. Dated: March 10, 2022

/s/ Ashley M. Elmore Drew Ashley M. Elmore Drew, Esq. Florida Bar No. 87236 MCMICHAEL TAYLOR GRAY, LLC 3275 W. Hillsboro Blvd, Suite 312 Deerfield Beach, FL 33442 Phone: (404) 474-7149 Email: adrew@mtglaw.com E-Service: servicefl@mtglaw.com

22-00419P March 18, 25, 2022

#### 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

CASE NO.: 2021 CA 000091 UNITED WHOLESALE MORTGAGE, LLC. Plaintiff,

DAVID MATTHEW HANRAHAN; UNKNOWN SPOUSE OF DAVID MATTHEW HANRAHAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 3, 2022 in Civil Case No. 2021 CA 000091, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff, and DAVID MAT-THEW HANRAHAN; UNKNOWN SPOUSE OF DAVID MATTHEW HANRAHAN; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ANTS are Defendants. The Clerk of the Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco. realforeclose.com on April 4, 2022 at 11:00:00 AM EST the following described real property as set forth in

said Final Judgment, to wit: LOT 270, HOLIDAY HILL ES-TATES UNIT TWO, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 135, 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. 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 10 day of March, 2022. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Jennifer Travieso 13.28.54 Florida Bar #641065 Primary E-Mail: ServiceMail@aldridgepite.com

# **HOW TO PUBLISH** YOUR LEGAL NOTICE INTHE **BUSINESS OBSERVER**

1184-1408B

March 18, 25, 2022

- · Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- · Notice of actions / Notice of sales / DOM / Name Change/ Adoption, etc.
- · When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- · On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be
- delivered promptly to the appropriate court

   A file copy of your delivered affidavit will be sent to you.



#### SECOND INSERTION

PASCO COUNTY

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE: 22-CC-00056

LONG LAKE RANCH MASTER ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
IRENE N RIMUI; UNKNOWN

SPOUSE OF IRENE N RIMUI; AND UNKNOWN TENANT(S), Defendant.

TO: IRENE N RIMUI

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:

Lot 22. Block 41, of LONG LAKE RANCH VILLAGE 4, according to the Plat thereof as recorded in Plat Book 73, Page(s) 46 through 50, inclusive, of the Public Records of Pasco County, Florida.

A/K/A 18838 Cornuta Street, Lutz, FL 33558.

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 Com-

WITNESS my hand and seal of this Court on the day of MAR 11 2022. NIKKI ALVAREZ-SOWLES

Circuit and County Courts By: JR Sorrell Deputy Clerk MANKIN LAW GROUP

Attorneys for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761

March 18, 25, 2022 22-00434P

#### SECOND INSERTION

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

CASE NO.: 2019-CA-002605-ES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, Plaintiff,

HARVEY ODOM III; KELLY A. ODOM NORTHWOOD OF PASCO HOMEOWNERS ASSOCIATION, INC.; HOUSEHOLD FINANCE CORPORATION III; UNKNOWN TENANT #1 IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT

PROPERTY. Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 3, 2022 entered in Civil Case No. 2019-CA-002605-ES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, Plaintiff and HARVEY ODOM III;

KELLY A. ODOM NORTHWOOD

OF PASCO HOMEOWNERS ASSO-

CIATION, INC.; HOUSEHOLD FI-NANCE CORPORATION III, are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on April 4, 2022 the following described property as set forth in said Final

Judgment, to-wit:. LOT 32, BLOCK N, NORTH-WOOD UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 115 OF THE PUBLIC FLORIDA.

Way, Wesley Chapel, FL 33543 ANY PERSON CLAIMING AN IN-TEREST 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

THE COURT, IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. Kelley Kronenberg 10360 West State Road 84

March 18, 25, 2022 22-00418P

### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION **CASE NO. 2021-CC-002325** 

POINTE WEST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA JANE MENTINK,

ET AL.. DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 2, 2022, and entered in Case No. 2021-CC-002325 of the COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein POINTE WEST CONDOMINIUM ASSOCIATION. INC. is Plaintiff, and UNKNOWN BENEFICIARIES. HEIRS. DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE PATRICIA JANE MENTINK; AUDRA RIZZO ; JOSEPH RIZZO; UNITED SERVICE ORGANIZATION, INC.; DISABLED VETERANS NATIONAL FOUNDATION; ST. NATIONAL FOUNDATION; ST.
JUDE CHILDREN'S RESEARCH
HOSPITAL; CRAIG MENTINK;
UNKNOWN TENANT #1 and
UNKNOWN TENANT #2 are Defendants, Paula S. O'Neil, Pasco County Clerk of Court, will sell to the highest and best hidder for cash www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 18th day of April. 2022 the following described property as set forth in said Final Judgment, to

Unit A, of Building 142, of PAR-ADISE POINTE WEST GROUP NO. 6, a Condominium, according to Plat Book 13, Pages 68 and 69 of the Public Records of Pasco County, Florida, and being further described in that certain Declaration of Condominium

said unit.

A/K/A: 11629 Bayonet Lane A PERSON CLAIMING AN INTER-EST 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 WITHIN SIXTY (60) DAYS AFTER THE SALE.

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 Richev, 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.

Six Mile Corporate Park 12140 Carissa Commerce Court Suite 200 Fort Myers, FL 33966 Primary: BY: Carolyn C. Meadows Florida Bar #92888

BECKER & POLIAKOFF, P.A.

RECORDS OF PASCO COUNTY, Property Address: 27209 La Jolla

UNCLAIMED.

Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail:

ftlreal prop@kelleykronenberg.comBy: Jason M. Vanslette, Esq. FBN: 92121 File No.: M2100066-JMV

filed July 31, 1973 in O.R. Book 700, Page 319 through 416, as amended by Amendment to Declaration of Condominium, filed September 6, 1973, in O.R. Book 708, Page 343, and amended plat thereof filed in Plat Book 12. page 25, 26, and 27, and being further amended by Amendment to Declaration of Condominium filed September 30, 1974, in O.R. Book 767, Pages 1500 through 1504, and all subsequent amendments thereto, all in the Public Records of Pasco County, Florida: together with an undivided share in the common elements appurtenant thereto, and an interest in the limited common elements, if any, appurtenant to

Attorneys for Plaintiff cofoservicemail@beckerlawyers.com March 18, 25, 2022 22-00444P SECOND INSERTION

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

FLORIDA CIVIL DIVISION CASE NO. 21-CA-2784-ES HARVEY SCHONBRUN, AS TRUSTEE. Plaintiff, vs. IRA HOLLOWAY aka JR HOLLOWAY, MARK DEROSE,

JESSIE DEROSE, DUSTIN HOLLOWAY, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY ON BEHALF OF THE STATE OF FLORIDA, and ANY OTHER UNKNOWN HEIRS. DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST TERRESA HOLLOWAY,

DECEASED. Defendants.

TO: IRA HOLLOWAY aka JR HOL-LOWAY, who conceals himself, whose best known mailing address is 15245 Pinellas Avenue, Dade City, FL 33523, and whose best known email address is juniorholloway09@qmail.com

DUSTIN HOLLOWAY, who conceals himself, whose best known mailing address is 37301 Moore Drive, Dade City, FL 33525, and whose best known email address is dustinholloway02@gmail.

com ANY OTHER UNKNOWN HEIRS, DEVISEES. GRANTEES. CREDI-TORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST TERRESA HOLLOWAY, DECEASED whose names and residences are UN-KNOWN

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

LOTS 1, 2, 3, AND 4, BLOCK 15, LAKE GEORGE PARK SUBDI-VISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4.

SECOND INSERTION

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

Case No. 22-CC-000447-WS SPECIALIZED PROPERTY MANAGEMENT GROUP, LLC, Plaintiff,

7014 OAKSHIRE DRIVE LAND TRUST,

By: Viti Leve, LLC, as Trustee, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 5, 2022 and that Order Rescheduling Foreclosure Sale dated March 10, 2022 entered by the Sixth Judicial Circuit in and for Pasco County, Florida in Case No. 22-CC-447 in which Specialized Property Management Group, LLC is the Plaintiff and 7014 Oakshire Drive Land Trust, By: Viti

Leve, LLC, as Trustee is the Defendant. The Clerk, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash online at www.pasco.realforeclose.com at 11:00 a.m. on April 22, 2022 the following described property as set forth in said Final Judgment, to

Lot 445, Embassy Hills Unit Three, according to the Plat thereof recorded in Plat Book 11, Page 119 and 120 of the Public Records of Pasco County, Florida More commonly known as 7014 Oakshire Drive, Port Richey, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the 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 the 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. /s/ Jake C. Blanchard

Jake C. Blanchard, Esq. Blanchard Law, PA 1501 Belcher Rd. S., Unit 6B Largo, FL 33771 Tel: 727-531-7068 jake@jakeblanchardlaw.comservice@jakeblanchardlaw.com Fla. Bar No.: 0055438 Attorney for Plaintiff March 18, 25, 2022 22-00421P

PAGE 32 OF THE PUBLIC RE-CORDS 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 the plaintiffs' attorney, whose name and address is: Harvey Schonbrun, Esquire, 1802 North Morgan Street, Tampa, Florida 33602-2328, on or before April 19, 2022, and file the original with the Clerk of this court either before service of plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated this March 15, 2022. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF CIRCUIT COURT & COMPTROLLER Kelly Jeanne Symons

Deputy Clerk This instrument prepared by: HARVEY SCHONBRUN, P. A. 1802 North Morgan Street Tampa, Florida 33602-2328 813/229-0664 phone minda@schonbrun.com March 18, 25, 2022 22-00451P

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO: 2017-CA-000306 THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8, Plaintiff v.

TY CRANDALL; ET AL.,

**Defendant(s),**NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 3, 2022, in the above-styled cause, the Clerk of Circuit Court, Nikki Alvarez-Sowles, Esq., shall sell the subject property at public sale on the 5th day of April, 2022, at 11 am to the highest and best bidder for cash, at www.pasco.realforeclose.com on the following described property:

LOT 52, THOUSAND OAKS EAST PHASES II AND II, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE(S) 40 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1802 Regal Mist Loop, Trinity, Florida 34655-

4973. 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 within 60 days after the sale.

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: March 7, 2022. BITMAN, O'BRIEN & MORAT, PLLC /s/ Bryan Jones Bryan Jones, Esquire Florida Bar No.: 91743 bjones@bitman-law.com kimy@bitman-law.com 255 Primera Blvd., Suite 128

Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-2040 Attorneys for Plaintiff March 18, 25, 2022

22-00416P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP- 000247-AXWS IN RE: ESTATE OF DEBORAH L. WEISTER

Deceased.

The administration of the Estate of DEBORAH L. WEISTER, deceased, whose date of death was December 25, 2021, and the last four digits of her social security number are 5811 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 attornev 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

DEATH IS BARRED. The date of first publication of this notice is March 18, 2022.

Personal Representative:

Nathalie D. Weister

2757 Coconut Avenue Miami, FL 33133 Attorney for Personal Representative: Andrew Wieczorkowski, Esq. Florida Bar Number: 0829994 2474 Sunset Point Road Clearwater, FL 33765 Telephone: (727) 726-1200 Fax: (727) 726-7088 E-Mail: awlawyeradvice@gmail.com March 18, 25, 2022 22-00425P

#### SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO:

21-CC-2065 BRIARWOODS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

ANTONIO MARIN, JR. and ANY UNKNOWN OCCUPANTS IN

POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that,

pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Lot 2, Briarwoods Phase 1, according to the plat thereof, recorded in Plat Book 19, Pages 8-13, Public Records of Pasco County, Florida. With the following street address: 10401 Landmark Drive, Hudson, FL 34667.

at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on April 21, 2022

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 within 60 days after the sale.

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 notifi-cation 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 10th day of March, 2022. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT s/ Daniel J. Greenberg Daniel J. Greenberg

(collections@attorneyjoe.com) Bar Number 74879 Attorney for Plaintiff Briarwoods Homeowners Association, Inc. 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100\ Match 18, 25, 2022 22-00417P SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 21-CP-2069 IN RE: ESTATE OF WANDA RUTH WOODHAM,, Deceased.

The administration of the estate of WANDA RUTH WOODHAM, whose date of death was June 8, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: March 18, 2022.

PERSONAL REPRESENTATIVE: Bobbie Lynn Barnes, f/k/a **Bobbie Lynn Velasco** 

18914 Hanna Road Mark C. Mann, Esquire Florida Bar No.: 0040118 Berlin Patten Ebling, PLLC 18914 Hanna Road 324 S. Hyde Park Ave., Suite 325 Tampa, FL 33606 Phone: (813) 467-7500 Fax: (813) 251-1662 mcmann@berlinpatten.com kwilson@berlinpatten.com March 18, 25, 2022 22-00453P

### FOURTH INSERTION

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

CASE NO. 2021-CC-002899 CONSUMER PORTFOLIO SERVICES, INC., Plaintiff, v. COHLEEN ELIZABETH DIMICK,

Defendants.

To the following Defendant(s): COHLEEN ELIZABETH DIMICK (Last Known Address: 12934 Ladd Ave, New Port Richey, FL 34654)

YOU ARE NOTIFIED that an action for breach of contract and to recover personal property, the:

2015 HYUNDAI ACCENT with VIN KMHCT4AE6FU847382

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti|Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before April 4, 2022, a date which is within thirty (30) days after the first publication of this Notice in the 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.

This notice is provided pursuant to Administrative Order No. 2010-08

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 Richev; (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

WITNESS my hand and the seal of this Court this 1st day of March,

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court By: Kelly Jeanne Symons As Deputy Clerk March 4, 11, 18, 25, 2022

22-00335P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO.

512021CP001863CPAXWS IN RE: ESTATE OF PATRICK MATTHEW HERALD, Deceased.

The administration of the estate of PATRICK MATTHEW HERALD, deceased, whose date of death was 10/11/2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF TIDS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITIDN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER

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

The date of first publication of this notice is: March 18. 2022

RICHARD MARK WILEY, PR

4523 Serenity Trail Palm Harbor, FL 34685 (727) 667-6690 SPEIGEL LAW, PLLC Attorney for Personal Representative 36408 US Highway 19 N. Palm Harbor, FL 34684  $(727)\ 221\text{-}0991;\ Fax\ (727)\ 221\text{-}7066$ 

email: SSpiegel@spiegelLawOffice.com SHONTANE SPIEGEL, Esq.

FBN: 1000376 March 18, 25, 2022

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No:

512021CP002068CPAXWS IN RE: ESTATE OF ATALANTI KAROFITS, Deceased.

The administration of the estate of Atlanti Karofits, deceased, File Number: 512021CP002068CPAXWS, is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY 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 on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with the Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DARE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this Notice is March 18, 2022.

Personal Representative: Peter Karoftis

1051 Saxon Lane Holiday, Florida 34691 Attorney for Per. Repre.: Eduardo R. Latour LATOUR & ASSOCIATES, P.A. 135 East Lemon Street Tarpon Springs, Florida 34689 727/937-9577 Fla. Bar No. 279994 March 18, 25, 2022 22-00427P SECOND INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

51-2022-CP-000304 CPAXSS IN RE: ESTATE OF JOHN SCAPICCHIO Deceased.

The administration of the estate of John Scapicchio, deceased, whose date was November 29, 2021, is pending in the Circuit Court for PAS-CO 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 SEC-TION 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 March 18, 2022.

Personal Representative: Kathleen Sunbury

6246 Cardinal Crest Drive New Port Richey, Florida 34655 Attorney for Personal Representative: Richard C Williams, Jr., Esq. Attorney for Petitioner Florida Bar Number: 283177 WILLIAMS & DODDRJDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: rcw@flprobatetrustlaw.com Secondary-E-Mail:

michelle@flprobatetrustlaw.com March 18, 25, 2022 22-00465P

SECOND INSERTION

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

PROBATE DIVISION File No. 512022CP000395 CPAXES

Division IN RE: ESTATE OF

JOHN SOBOLEWSKI AKA JOHN FRED SOBOLEWSKI Deceased.

The administration of the estate of JOHN SOBOLEWSKI AKA JOHN FRED SOBOLEWSKI, deceased, whose date of death was February 11, 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 ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 March 18, 2022.

Personal Representative: STEPHEN R. WILLIAMS 10820 State Road 54, Suite 202

Trinity, FL 34655 Attorney for Personal Representative: STEPHEN R. WILLIAMS Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758

Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawyers.com March 18, 25, 2022 22-00464P SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.2022-CP-388 ES IN RE: ESTATE OF EARNEY PATRICK PRETHER,

Deceased. The administration of the estate of EARNEY PATRICK PRETHER, deceased, whose date of death was November 14, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: March 18, 2022.

APRIL CRAWFORD Personal Representative 38334 River Road

Dade City, FL 33525 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: mmerkel@hnh-law.com March 18, 25, 2022 22-00455P

SECOND INSERTION

NOTICE TO CREDITORS (Testate) IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO: 51-2022-CP-000320-CPAXES IN RE: ESTATE OF ROGER EARL LANDIG (aka: ROGER E. LANDIG),

Decedent. The administration of the Estate of Roger Earl Landig, Deceased, whose date of death was September 20, 2021; Case Number 51-2022-CP-000320-CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The date of the Will is May 22, 2014. The name and address of the Personal Representative are Cathleen Gale Landig, 17127 Bridlepath Court, Lutz, FL 33558, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAVS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is March 18, 2022. CARR LAW GROUP, P.A. Lee R. Carr. II. Esquire 111 2nd Avenue Northeast, Suite 1404 St. Petersburg, FL 33701Voice: 727-894-7000: Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com 22-00435P March 18, 25, 2022

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 512021CP001985CPAXES Division: A IN RE: ESTATE OF JOSE RENE JIMENEZ ROMERO

Deceased.

The administration of the estate of Jose Rene Jimenez Romero, deceased, whose date of death was September 16, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 512021CP-001985CPAXES. The names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is March 18, 2022.

Personal Representative Yolanda E. Leal 32676 Kobuk Valley Ave. Wesley Chapel, FL 33543Attorney for the Personal Representative Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPI-NOZA, PLLC 3632 Land O' Lakes Blvd. Ste. 106-23

Land O' Lakes, FL 34639 Tel. (813) 563-6453 Email: office@gadielespinozalaw.com

March 18, 25, 2022

SECOND INSERTION

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

File No. 512021CP001568CPAXES IN RE: ESTATE OF ESTELLA T. BARTHLE Deceased. The administration of the estate of ES-

TELLA T. BARTHLE, deceased, whose date of death was August 8, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 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 March 18, 2022.

Personal Representative: LISA B. FAGAN

27511 Bayhead Road Dade City, Florida 33523 Attorney for Personal Representative: Christopher R. Dingman CHRISTOPHER R. DINGMAN Attorney

Florida Bar Number: 103280 JOHNSON POPE BOKOR RUPPEL & BURNS, LLP 401 E. Jackson St., Suite 3100

Tampa, FL 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-Mail: christopherd@jpfirm.com Secondary E-Mail: angelam@jpfirm.com

22-00456P

Plaintiff, vs.

SECOND INSERTION

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

CASE NO. 512019CA003692CAAXWS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-AB1.

ROWLAND H. KIMBERLIN; JOH'NI C. KIMBERLIN: UNKNOWN TENANT 1; UNKNOWN TENANT 2; PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR

AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of foreclosure dated March 9. 2022, and entered in Case No. 512019CA003692CAAXWS of the Circuit Court in and for Pasco County Florida, wherein THE BANK OF

NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES AB 1 is Plaintiff and ROWLAND KIMBERLIN; JOH'NI C. KIMBERLIN; UNKNOWN TENANT 1; UNKNOWN TENANT UNKNOWN 2; PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco. realforeclose.com, 11:00 a.m., on April 13, 2022, the following described property as set forth in said Order or

Final Judgment, to-wit: Lot 673, COLONIAL HILLS UNIT TEN, according to the map or plat thereof, as recorded in Plat Book 10, Pages 86 and 87. Public Records of Pasco County,

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

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

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

Dated 3/15/2022 By: /s/ Sheen M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178241 / JLDC March 18, 25, 2022 22-00447P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2021CA002666CAAXWS REVERSE MORTGAGE FUNDING

Plaintiff vs. UNKNOWN SPOUSE, HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F. BEAM AKA JOYCE BEAM, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE F. BEAM AKA JOYCE BEAM, DE-CEASED 9946 MARKHAM STREET

NEW PORT RICHEY, FL 34654

TRACEY BEAM AKA TRACEY MODIQUE BEAM and UNKNOWN SPOUSE OF TRACEY BEAM AKA TRACEY MODIQUE BEAM 9959 XENIA ST NEW PORT RICHEY, FL 34654 TRACEY BEAM AKA TRACEY MODIQUE BEAM and UNKNOWN SPOUSE OF TRACEY BEAM AKA

TRACEY MODIQUE BEAM 9946 MARKHAM STREET

NEW PORT RICHEY, FL 34654

#### SECOND INSERTION

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

THAT PART OF TRACT 78 OF LEISURE LAND BEING A PORTION OF SECTIONS 16 & 21, TOWNSHIP 25 S, RANGE 17 E BEING MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS; COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK 188, MOON LAKE ESTATES UNIT ELEV-EN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGES 141, 142 AND 143 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLOR-IDA THENCE RUN NORTH 48º20'00" WEST 50.0 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE NORTH 48º20'00" 200.0 FEET; THENCE NORTH 40º0'00" EAST, 220.0 FEET; THENCE SOUTH 48º20'00" EAST, 200.0 FEET; THENCE SOUTH 40º0'00" WEST 220.0 FEET TO THE POINT OF BE-GINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to this action on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30

days after the first publication of this notice in BUSINESS OBSERVER, on or before April 19, 2022; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

#### IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in the proceeding should, no later that seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFOR-MATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654-, 727-847-8110. If hearing or voice impaired, contact (TD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 9th day of March 2022.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of said Court (SEAL) By: Kelly Symons As Deputy Clerk

Greenspoon Marder, LLP, Default Department. Attorneys for Plaintiff, Trade Centre South, Suite 700. 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (58341.1213)

March 18, 25, 2022 22-00448P

#### SECOND INSERTION

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

CASE NO.: 2019-CA-02744-AX-WS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-25, MORTGAGE PASS THROUGH **CERTIFICATES, SERIES 2004-25,** Plaintiff(s), v.

LARRY J. COLEMAN, et., al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 7th day of February 2022, in Case No.: 2019-CA-02744-AX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-25, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-25, is the Plaintiff and LARRY J. COLEMAN; RHONDA COLEMAN; BRANCH BANKING AND TRUST COMPANY; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Paula S. O'Neil of this Court shall sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 12th day of April 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 30, HARBOR ISLES, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 25-36, PUBLIC RECORDS OF PASCO

NOTICE OF ACTION

COUNTY, FLORIDA. Property Address: 8136 BRIGH-TON DRIVE, PORT RICHEY, FL 34668

ANY PERSON CLAIMING AN IN-TEREST 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 WITH THE CLERK 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

Dated this 15th day of March 2022.By: /s/ David B. Adamian David B. Adamian, Esq. Bar Number: 1025291 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 | FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516 service@delucalawgroup.com 19-03193-F March 18, 25, 2022

22-00446P

#### 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. 2018CA002728CAAXES SPECIALIZED LOAN SERVICING LLC, Plaintiff,

JORGE A. RODRIGUEZ AND RENEE L. RODRIGUEZ, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 05, 2019, and entered in 2018CA002728CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and JORGE A. RO-DRIGUEZ; RENEE L. RODRIGUEZ; NPL CAPITAL, LLC; FLORIDA HOUSING FINANCE CORPORA-TION; and PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIA-TION, 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 April 05, 2022, the following described property as set forth in said Final Judg-

LOT 80, BLOCK 21, PALM COVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 111 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY.

FLORIDA. Property Address: 7614 BULLS

HEAD DRIVE, WESLEY CHA-PEL, FL 33545 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 DISABILI-TIES 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 10 day of March, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 18-150112 - CaB March 18, 25, 2022

22-00422P

### SECOND INSERTION

NOTICE OF SALE Pursuant to Chapter 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO:

51-2010-CA-005456-CAAX-WS The Verandahs at Pasco Community Association, Inc., a Florida Non **Profit Corporation**, Plaintiff, v.

Yogendra Dhanik and Bharti Dhanik,

Defendant(s). NOTICE OF SALE IS HEREBY GIV-EN pursuant to an Order Resetting Sale Date dated March 8, 2022 and entered in Case No. 51-2010-CA-005456-CAAX-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein The Verandahs at Pasco Community Association, Inc., is Plaintiff, and Yogendra Dhanik and Bharti Dhanik, are the Defendants, the Clerk of Court will sell to the highest and best bidder for cash on www.pasco. realforeclose.com at 11:00 o'clock A.M. on the 11th day of April, 2022 the following described property as set forth in said Order of Final Judgment to wit:

LOT 189, VERANDAHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12407 White Bluff Road, Hudson, FL 34669. A statement that any person claiming an interest in the surplus from the sale,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION:

CASE NO .:

2017-CA-002465-CAAXES

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.

AMERICANS WITH DISABILI-

TIES ACT ASSISTANCE 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 15th day of March,

ASSOCIATION LAW GROUP, P.L. Attorney for the Plaintiff /s/ Jennifer L. James By: Jennifer L. James, Esq. Florida Bar No. 1010251 Primary Email: jjames@algpl.com Secondary Email: filings@algpl.com Association Law Group, P.L. Post Office Box 311059 Miami, Florida 33231 Phone: (305) 938-6922 Fax: (305) 938-6914

March 18, 25, 2022 22-00443P

## SECOND INSERTION

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

Case No.: 18-CC-000826 CONNERTON COMMUNITY ASSOCIATION, INC., Plaintiff, v.

ALEXANDER PABON; DIANA PARON: THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; GARDENIA GLEN NEIGHBORHOOD ASSOCIATION. INC.: UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendants

Lot 17, Block 44, of CONNERTON VILLAGE TWO, PARCEL 201, according to the plat thereof as recorded in Plat Book 68, Page 6, of the Public Records of Pasco County, Florida.

the Connerton Community Association, Inc. at 8775 Sentiero Drive, Land O' Lakes, Florida 34637 (the "Property"). Any person claiming an interest in the surplus, if any, other than the Property owner, as of the date of the Notice of 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) 8478110 (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

SHUMAKER, LOOP & KENDRICK, LLP /s/ Michael J. Restrepo JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 MICHAEL J. RESTREPO, ESQ. Florida Bar No. 1024241 Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600

Facsimile: (813) 229-1660 Primary Email: mrestrepo@shumaker.com Secondary Email: smilosevic@shumaker.comCounsel for Plaintiff 17243874v1

BAYVIEW LOAN SERVICING, Plaintiff, vs. CHRISTOPHER WHITE, et., al.,

**Defendants.**NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 13th day of March 2020, in Case No.: 2017-CA-002465-CAAXES, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein BAYVIEW LOAN SERVICING, LLC, is the Plaintiff and CHRISTOPHER WHITE; YOANNA WHITE; BLACK POINT ASSETS, INC., AS TRUSTEE UNDER THE 9600 JASMINE BROOK CIRCLE LAND TRUST DATED APRIL 1, 2013; THE  ${\tt NIELSEN\ COMPANY;\ ASBEL\ CREEK}$ ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, are the Defendants. Paula S. O'Neil of this Court shall sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 6th day of April 2022, the following described property as set forth in said

Final Judgment, to wit: LOT 60, BLOCK C, OF AS-BEL CREEK PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE(S) 50

SECOND INSERTION THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

> Property Address: 9600 JAS-MINE BROOK CIRCLE, LAND

O'LAKES, FL 34638 ANY PERSON CLAIMING AN IN-TEREST 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 WITH THE CLERK 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. Dated this 15th day of March

2022. By: /s/ David B. Adamian David B. Adamian, Esq. Bar Number: 1025291 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucal awgroup.com20-04675-F March 18, 25, 2022 22-00445P

# SECOND INSERTION

IN THE CIRCUIT COURT OF THE  $6\mathrm{TH}$  JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2021-CA-001224 COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS,

ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF REATHA M. JONES A/K/A REATHA MAE JONES, et al., Defendants.
To: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY

CREDITORS, TRUSTEES AND

OF REATHA M. JONES A/K/A REATHA MAE JONES LAST KNOWN ADDRESS: 14401 SHEA DRIVE, BROOKSVILLE, FL 34610 CURRENT ADDRESS: UN-

CLAIM INTEREST IN THE ESTATE

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

THE FOLLOWING DE-SCRIBED LOT, PIECE OF PARCEL OF LAND SITUATE LYING AND BEING IN THE COUNTY PASCO, STATE OF FLORIDA, TO WIT: TRACT NO. 995: COMMENCING AT THE SW CORNER OF SEC-TION 26 TOWNSHIP 24 SOUTH, RANGE 17 EAST, PAS- CO COUNTY, FLORIDA, GO THENCE N 00 DEGREES 29 MINUTES 51 SECONDS W. A DISTANCE OF 1320.34 FEET; THENCE N 89 DEGREES 53 MINUTES 15 SECONDS E, A DISTANCE OF 2227.45 FEET; THENCE S 15 DEGREES W, A DISTANCE OF 247.65 FEET TO THE POINT OF BEGIN-NING, THENCE CONTINUE S 15 DEGREES W, A DISTANCE OF 315.55 FEET; THENCE S 75 DEGREES E. A DISTANCE OF 280.00; THENCE N 15 DE-GREES E, A DISTANCE OF 390.50 FEET; THENCE WEST A DISTANCE OF 289.88 FEET TO THE POINT OF BEGIN-NING.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando De luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before April 11, 2022 30 days from the first publication, otherwise a judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of MAR 11 2022. Nikki Alvarez-Sowles, Esq.,

Clerk & Comptroller CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: JR Sorrell Deputy Clerk

Orlando Deluca Deluca Law Group, PLLC 2101 NE 26th Street Fort Lauderdale, FL 33305 21-04801-F

March 18, 25, 2022 22-00433P NOTICE OF SALE CIVIL DIVISION

NOTICE IS GIVEN that pursuant to the Final Judgment in Favor of Plaintiff, Connerton Community Association, Inc., entered in this action on the 8th day of March, 2022, Nikki Alarez-Sowles, Esq., Clerk of Court for Pasco County, Florida, will sell to the highest and best bidder or bidders for cash at http://www.pasco.realforeclose.com, on May 03, 2022 at 11:00 A.M., the following described property:

and improvements thereon, located in

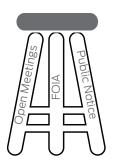
March 18, 25, 2022 22-00420P



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

# prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



**Accessibility** 

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**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

# Citizen Participation Notices

Meeting Minutes or Summaries

Agency Proposals

Proposed Budgets and

Government Meetings  $\overline{\ }$  and Hearings

Tax Rates

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts



**Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments



Sales

Delinguent Tax Lists.

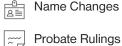


**Government Property** 



Permit and License Applications

Mortgage Foreclosures







# Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



# **Newsprint** is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





# Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

# **Verifying publication is** difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



# Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



# Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



# ypes Of Public Notices

## Citizen Participation Notices

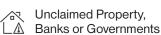
Government Meetings √ □ and Hearings

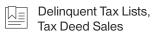
Summaries

Meeting Minutes or

Land and Water Use











### **Court Notices**

Mortgage Foreclosures

Name Changes

**Divorces and Adoptions** 

**Probate Rulings** 

Orders to Appear in Court

Agency Proposals

Proposed Budgets and Tax Rates

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts

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