

## BUSINESS OBSERVER FORECLOSURE SALES

### PASCO COUNTY

Case No.	Sale Date	Case Name	Sale Address	Firm Name
15-CC-4171	4/24/2017	The Oaks at River Ridge vs. Sharon J Welsh et al	11002 Millbury Ct, New Port Richey, FL 34654	Cianfrone, Joseph R.
51-2016-CA-001268-WS	4/24/2017	Pennymac Loan vs. Paul Norman King et al	Lot 2, Block 3, Thousand Oaks, PB 67 Pg 1	McCalla Raymer Leibert Pierce, LLC
2013-CA-004787	4/24/2017	Federal National Mortgage vs. Michael Dennis Vanderputten	Lot 1070, Palm Terrace, PB 15 Pg 37-38	McCalla Raymer Leibert Pierce, LLC
2016CA002366 WS	4/24/2017	Bayview Loan vs. Kathleen B Koltusz et al	3649 Richwood Ln, Port Richey, FL 34668	Mandel, Manganelli & Leider, P.A.
2016CA002924CAAXWS	4/24/2017	JPMorgan Chase Bank vs. Efrain Gonzalez et al	13215 Lucille Dr, Hudson FL 34669	Albertelli Law
2016CA001971CAAXWS	4/24/2017	Ditech Financial LLC vs. Christopher Castro et al	8834 Whispering Oaks Trail, New Port Richey, FL 34654	Albertelli Law
51-2016-CA-002046WS	4/24/2017	Wells Fargo vs. Steven S Larsen et al	11146 Shelter Cove Loop, New Port Richey FL 34654-4682	eXL Legal
51-2015-CA-002396-WS Div. J3	4/24/2017	Bayview Loan vs. Alfred Stiefel et al	Lot 916, Jasmine Lakes, PB 11 Pg 43-44	Shapiro, Fishman & Gache (Boca Raton)
51-2010-CA-009159ES Div. J4	4/24/2017	Wells Fargo Bank vs. Richard J Lawrence et al	26612 Shoregrass Dr, Wesley Chapel, FL 33543	Albertelli Law
51-2016-003022-CA-WS Div. J3	4/24/2017	Nationstar Mortgage vs. Grisoyda DeJesus Feliciano etc et al	Embassy Hills Unit 6, PB 12 Pg 145	Shapiro, Fishman & Gache (Boca Raton)
2015CA001005CAAXWS	4/24/2017	U.S. Bank vs. Christopher James Klopping et al	Lot 2419, Embassy Hills, PB 15 Pg 133	Brock & Scott, PLLC
512015CA000210CAAXES	4/25/2017	Fifth Third Mortgage vs. Leonard De La Garza Jr etc et al	34435 Cliffcreek Ct, Wesley Chapel, FL 33545	Sirote & Permutt, PC
51-2015-CA-002849-ES	4/25/2017	U.S. Bank vs. Diane E Blake et al	38326 Ruth Ave, Zephyrhills, FL 33540	Albertelli Law
17-CC-268	4/26/2017	Heather Cove vs. Florida Kalanit 770 LLC et al	5537 Sea Forest Dr #106, New Port Richey, FL 34652	Cianfrone, Joseph R.
51-2016-003421-CA-WS Div. J3	4/26/2017	Wells Fargo Bank vs. Dora M Cruickshank et al	Unit 2102, Holiday Lake Villas, PB 4 Pg 88	Shapiro, Fishman & Gache (Boca Raton)
2016-CC-001345	4/26/2017	Village Woods vs. The Estate of Albert T Weihs et al	Unit A, Village Woods, ORB 1082 Pg 1933	Mankin Law Group
2016-CC-003818	4/26/2017	Waters Edge vs. Richard S Reiter et al	11056 Oyster Bay Cir, New Port Richey, FL 34654	Mankin Law Group
2016-CC-003817	4/26/2017	Waters Edge vs. Regina M Law-Renke et al	9228 Edistro Pl, New Port Richey, FL 34654	Mankin Law Group
2015 CA 1585 WS	4/26/2017	Regions Bank vs. Vita Mazzarella et al	Lot 316, Shadow Ridge Unit 3, PB 18 Pg 136	Dean, Mead, Egerton, Bloodworth, et al
2016CA002271CAAXWS	4/26/2017	Wells Fargo Bank vs. Jan Stockton etc et al	Lot 25, Flor-A-Mar Sec. C-10, PB 11 Pg 97	Brock & Scott, PLLC
51-2012-CA-007251ES	4/27/2017	U.S. Bank vs. De-Roux, Nadine S et al	Lot 25, Block 13, Saddlebrook, PB 46 Pg 74-85	Greenspoon Marder, P.A. (Ft Lauderdale)
51-2012-CA-008033ES	5/1/2017	Pennymac vs. Lydia S James et al	51413 Draycott Way, Land O Lakes, FL 34639	Marinosci Law Group, P.A.
2015CA001071CAAXWS	5/1/2017	Freedom Mortgage vs. Anna Klimowicz et al	Lot 36-41, Block 226, Moon Lake, PB 6 Pg 6-8	Aldridge Pite, LLP
51-2014-CA-002825-ES Div. J1	5/2/2017	U.S. Bank vs. Charles Alexander Greene Jr et al	Lot 10, Block E, Northwood, PB 41 Pg 32	Shapiro, Fishman & Gache (Boca Raton)
51-2012-CA-001470-ES	5/2/2017	PNC Bank vs. James L McLaurin et al	37712 Neukom Ave, Zephyrhills, FL 33541	Quintairos, Prieto, Wood & Boyer
51-2013-CA-001830-XXXX-ES	5/2/2017	Nationstar Mortgage vs. Balbina A Young et al	Lot 36, Block H, Grove, PB 48 Pg 23-35	McCalla Raymer Leibert Pierce, LLC
51-2014-CA-001894-ES Div. J4	5/2/2017	Wells Fargo vs. David Michael Hudus etc et al	Oak Ridge, PB 6 Pg 52	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-001169	5/2/2017	Christiana Trust vs. Brian Phan et al	Lot 34, Block 4, Bridgewater, PB 51 Pg 1	Silverstein, Ira Scot
51-2012-CA-000267ES	5/2/2017	Bank of America vs. Jorge I Obando et al	Lot 67, Suncoast Pointe, PB 59 Pg 31	Brock & Scott, PLLC
2016CA001199CAAXES	5/3/2017	CitiMortgage vs. Larisa Joy King etc et al	Section 36, Township 25 S, Range 21 E	Phelan Hallinan Diamond & Jones, PLC
51-2012-CA-008187-WS Div. J2	5/3/2017	Green Tree vs. Centurion Systems LLC et al	Lot 45, Woodbend, PB 16 Pg 72-73	Shapiro, Fishman & Gache (Boca Raton)
51-2016-002738-CA-WS Div. J2	5/3/2017	Ditech Financial vs. Jeffrey Scott Walls etc et al	Lot 197, Tanglewood East, PB 11 Pg 93-94	Shapiro, Fishman & Gache (Boca Raton)
51-2016-CA-002253-WS Div. J2	5/3/2017	Wells Fargo vs. William Nelson Russell etc Unknowns et al	Lot 499, La Villa, PB 19 Pg 18-19	Shapiro, Fishman & Gache (Boca Raton)
2016-CA-002606 ES	5/3/2017	21st Mortgage vs. Robbie Bunker Unknowns et al	Section 5, Township 24 S, Range 18 E	Dean, Mead, Egerton, Bloodworth et al
2016CA000749CAAXWS	5/3/2017	U.S. Bank Trust vs. Barbara S Lodl etc et al	Aloha Gardens Unit 12, PB 17 Pg 81	SHD Legal Group
2016CA002722CAAXWS	5/3/2017	MidFirst Bank vs. Nancy J Helfrick etc et al	1133 Tamarac Dr, Holiday, FL 34690	eXL Legal
2014-CA-003324 ES/J4	5/3/2017	Trust Mortgage vs. Elizabeth R Clayton et al	16745 Fairbolt Way, Odessa, FL 33556	Estevez, Esquire; Matthew
2016CA003613CAAXWS	5/3/2017	The Verandahs vs. Realtyr LLC	12755 Saulston Pl, Hudson FL 34669	Association Law Group
51-2014-CA-002577-XXXX-WS	5/3/2017	Federal National vs. Jeannette L Martinez etc et al	Lot 137, Hunting Creek, PB 43 Pg 125-130	Kahane & Associates, P.A.
2016-CA-002981	5/3/2017	21st Mortgage vs. Randy G Schultz et al	Lot 146, Highland Forest, Section 17	Dean, Mead, Egerton, Bloodworth, et al

## PASCO COUNTY LEGAL NOTICES

### 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. **51-2008-CA-003006-ES**

**U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3, Plaintiff, vs. Scott Behnke; Johanne Behnke; 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; Wilderness Lake Preserve Homeowners Association, Inc.; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the names being fictitious to account for parties in possession, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order granting Motion to Reset Foreclosure Sale dated April 5, 2017, entered in Case No. 51-2008-CA-003006-ES of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 is the Plaintiff and Scott Behnke; Johanne Behnke; 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; Wilderness Lake Preserve Homeowners Association, Inc.; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the names being fictitious to account for parties in possession are the Defendants, that Paula O'Neil, Pasco County Clerk of Court will sell to the highest

and best bidder for cash by electronic sale at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), beginning at 11:00 AM on the 4th day of May, 2017, the following described property as set forth in said Final Judgment, to wit:

LOT 16, IN BLOCK A, OF WILDERNESS LAKE PRESERVE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, AT PAGE 63 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 this 18 day of April, 2017.

By Kathleen McCarthy, Esq.  
Florida Bar No. 72161

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
1501 N.W. 49th Street,  
Suite 200  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955,  
ext. 6177  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
File # 15-F07328  
April 21, 28, 2017 17-00831P

### FIRST INSERTION

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

CIVIL ACTION

Case #: **51-2013-CA-004672-ES**

DIVISION: J5

**Wells Fargo Bank, National Association Plaintiff, vs. Christopher R. Willis and Jennifer M. Willis; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors and Trustees of Jason M. Willis, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Unknown Spouse of Christopher R. Willis; Lake Padgett Estates East Property Owners Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2013-CA-004672-ES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, National Association, Plaintiff and Christopher R. Willis and Jennifer M. Willis are defendant(s), I, Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), AT 11:00 A.M. on

May 17, 2017, the following described property as set forth in said Final Judgment, to-wit:

LOT 112, OF THE UNRECORDED PLAT OF LAKE PADGETT ESTATES EAST, LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN 464.53 FEET NORTH AND 1066.80 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST; RUN NORTH 00°53'16" WEST, 90.00 FEET; THENCE SOUTH 89°06'45" EAST, 120.00 FEET; THENCE SOUTH 00°53'16" WEST, 90.00 FEET; THENCE NORTH 89°06'45" WEST, 120.00 FEET TO THE POINT OF BEGINNING.

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 ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
SHAPIRO, FISHMAN & GACHÉ, LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
13-260584 FC01 WNI  
April 21, 28, 2017 17-00812P

### FIRST INSERTION

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

CIVIL DIVISION

Case #: **51-2013-CA-004391-ES**

DIVISION: J4

**Nationwide Advantage Mortgage Company Plaintiff, vs. Christopher Shawn Ware; Regina Jill Ware; Barclays Bank Delaware; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 51-2013-CA-004391-ES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationwide Advantage Mortgage Company, Plaintiff and Christopher Shawn Ware are defendant(s), I, Clerk of Court, Paula S. O'Neil, will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), AT 11:00 A.M. on July 11, 2017, the following described property as set forth in said Final Judgment, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA; THENCE S 89° 47' 38" E ALONG THE NORTH BOUNDARY OF SAID SECTION 31, 690.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OLD LAKE LAND HIGHWAY AND A POINT OF BEGINNING; THENCE CONTINUE S 89° 47' 38" E ALONG SAID NORTH BOUNDARY 355.04 FEET, TO A POINT ON THE WESTERLY CSX RAILROAD RIGHT-OF-WAY, SAID POINT

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 5664.58 FEET, CHORD BEARING OF S. 13°48'36" W., CHORD OF 1219.92 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE 1222.29 FEET; THENCE N 30° 05' 00" W 940.49 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF OLD LAKE LAND HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY N 48° 46' 09" E 356.40 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1707.02 FEET, CHORD BEARING N 45° 28' 57" E, CHORD OF 195.72 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE 195.83 FEET TO THE POINT OF BEGINNING.

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 ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
SHAPIRO, FISHMAN & GACHÉ, LLP  
2424 North Federal Highway, Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
12-250462 FC01 ALL  
April 21, 28, 2017 17-00814P











SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
UCN NO. 512017CP000440CPAXES  
FILE NO. 17-CP-0440  
IN RE: ESTATE OF  
KENNETH M. LUTGEN, a/k/a  
KENNETH MONAHAN LUTGEN  
Deceased.

The administration of the estate of KENNETH M. LUTGEN, deceased, whose date of death was January 21, 2017, is pending in the Circuit Court for Pasco County, Florida, Probate Department, 38053 Live Oak Avenue, Dade City, Florida 335236. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claim 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.

NOTWITHSTANDING THAT 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 April 14, 2017.

**Personal Representative:**  
**Michael D. Lutgen**  
c/o McLane McLane & McLane  
275 N Clearwater-Largo Road  
Largo, FL 33770  
Attorney for Personal Representative:  
Sara Evelyn McLane  
275 N. Clearwater-Largo Road  
Largo, FL 33770-2300  
(727) 584-2110  
Florida Bar #0845930  
E-mail: Mclane@tambabay.rr.com  
April 14, 21, 2017 17-00796P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number:  
512017CP000444CPAXES  
IN RE: ESTATE OF  
Deanna Marie Bahler  
deceased.

The administration of the estate of Deanna Marie Bahler, deceased, Case Number 512017CP000444CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Paula S. O'Neil, Clerk of Court, 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 has been served must 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 April 14, 2017.

**Scott Alan Bahler**  
**Personal Representative**  
Address: 3705 Glen Haven Circle,  
Zephyrhills, FL 33541  
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  
April 14, 21, 2017 17-00783P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512017CP000220WS  
Division Probate  
IN RE: ESTATE OF  
LARRY LEE THEBO  
Deceased.

The administration of the estate of Larry Lee Thebo, deceased, whose date of death was January 22, 2017, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2017.

**Personal Representative:**  
**Dolly Jones**  
1611 17 Mile Road  
Cedar Spring, Michigan 49319  
Attorney for Personal Representative:  
Elizabeth M. Mancini  
Florida Bar No. 0124095  
Hudzietz & Mancini, P.A.  
10028 State Road 52  
Hudson, Florida 34669  
April 14, 21, 2017 17-00773P

SECOND INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-17-CP-0484-WS  
Division J  
IN RE: ESTATE OF  
LONNA LYNNE PETERMAN  
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 Lonna Lynne Peterman, deceased, File Number 51-17-CP-0484-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was January 4, 2017; that the total value of the estate is \$4,207.31 and that the names of those to whom it has been assigned by such order are:

NAME Cindy J. Hewitt, ADDRESS 204 North Olsen Street Greenville, MI 48838

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 14, 2017.

**Person Giving Notice:**  
**Darlene K. Hill**  
175 Brown Lane  
Erwin, TN 37650  
Attorney for Person Giving Notice:  
Joan Nelson Hook  
E-mail Addresses:  
courtservice@elderlawcenter.com,  
stacey@elderlawcenter.com  
Florida Bar No. 988456  
Hook Law Group  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
April 14, 21, 2017 17-00792P

SECOND INSERTION

Notice of Sale  
Auction will be 4/28/2017 @ 9:00AM  
Lydia Stansel  
Unit 002 Household Items  
Arnold Kinley  
Unit 116 Household Items  
Andrew Boyle  
Unit 145 Household Items  
Angella Higgins  
Unit 042 Household Items  
John Jackson  
Unit 205 1991 Ford E250  
Vin# 1FTFE24Y9MHA64942

Mile Stretch Self Storage  
5425 Mile Stretch Dr  
727-937-0164  
April 14, 21, 2017 17-00790P

SECOND INSERTION

NOTICE OF PUBLIC SALE  
U-Stor Ridge, Zephyrhills and United Pasco Self Storage will be held on or thereafter the dates in 2017 and times indicated below, at the locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United-Pasco) 11214 US Hwy 19 North, Port Richey, FL 34668 on Thursday April 27, 2017 @ 9:30 am.  
Betty Young B259-260

U-Stor (Ridge) 7215 Ridge Rd. Port Richey, FL 34668 on Thursday April 27, 2017 @10:00 am.  
Jean Marcellus C115

U-Stor (Zephyrhills) 36654 SR 54, Zephyrhills, FL 33541 on Thursday April 27, 2017 @ 2:00pm.  
Contessia Pickett A48  
Lori Billman- Shepherd C74  
Tamarah Knight C76  
Elizabeth Moreno D65 AC  
Kayla Davis G7  
Abigail Dean C88  
Dene Darrough F28  
April 14, 21, 2017 17-00777P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2017-CP-407-WS  
Division I  
IN RE: ESTATE OF  
JOHN MONTIY  
Deceased.

The administration of the estate of JOHN MONTIY, deceased, whose date of death was November 4, 2016, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2017.

**Personal Representative:**  
**LOUANN MASON**  
13006 Litewood Dr.  
Hudson, Florida 34669

Attorney for Personal Representative:  
Mischelle D'Angelone  
Attorney  
Florida Bar Number: 0016478  
TAYLOR D'ANGELONE LAW, P.A.  
7318 State Road 52  
HUDSON, FL 34667  
Telephone: (727) 863-0644  
Fax: (727) 862-3493  
E-Mail: etaylorlaw@verizon.net  
April 14, 21, 2017 17-00791P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2017CP000171CPAXWS  
Section J  
IN RE: ESTATE OF  
JOHN P. FRANK,  
a/k/a John Frank, Sr.,  
Deceased.

The administration of the estate of JOHN P. FRANK, a/k/a John Frank, Sr., deceased, whose date of death was December 20, 2010, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 14, 2017.

**EVA P. FRANK**  
9349 Palm Haven Court  
New Port Richey, FL 34655  
**Personal Representative**  
STEVEN TRABAYKO MEILLER,  
ESQUIRE  
Florida Bar No. 0846340  
7236 State Road 52, Suite 13  
Hudson, Florida 34667  
Telephone: (727) 869-9007  
EMAIL: steveslad@gmail.com  
Attorney for Personal Representative  
April 14, 21, 2017 17-00784P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512017CP000460CPAXWS I  
IN RE: ESTATE OF  
PAUL T. JORDAN,  
Deceased.

The administration of the Estate of PAUL T. JORDAN, Deceased, whose date of death was March 14, 2017, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 14, 2017.

**Personal Representative:**  
**CHRIS ALAN JORDAN**  
9534 Fred Street  
Hudson, FL 34669  
Attorney for Personal Representative:  
COLLEEN A. CARSON, ESQ.  
Baskin Fleece Attorneys at Law  
FBN: 35473  
Attorney for Personal Representative  
13535 Feather Sound Drive, Suite 200  
Clearwater, FL 33762  
Telephone: (727) 572-4545  
Fax: (727) 572-4646  
E-Mail: ccarson@baskinfleece.com  
Secondary E-Mail:  
eservice@baskinfleece.com  
Secondary E-Mail:  
pat@baskinfleece.com  
April 14, 21, 2017 17-00795P

SECOND INSERTION

Notice of Application for Tax Deed  
2017XX000090TDAXXX  
NOTICE IS HEREBY GIVEN,  
That APOLLO TAX RECEIVABLES  
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 #: 1206247  
Year of Issuance: 06/01/2013

Description of Property:  
04-25-17-0000-00100-0026  
SHADOW RUN UNIT 1  
PB22 PG 93 LOT 6 DESC AS  
FOLL:COM AT NW COR OF  
SEC 4 TH S00DG00'11"E ALG  
WLY BDY OF SEC 2041.16 FT  
TH S89DG20'49"E1664.69FT  
248.49FT TH N60DG59'49"E  
173.25FT TO SW COR LOT  
181 SHADOW LKS U1 PB20  
PG27 TH ALG SLY BDY  
SAID SHADOW LKS U1  
N60DG59'49"E675.48FT TH  
S18DG 23'36"E57.34FT TH  
N69DG30'01"E 83.59FT TH  
S68DG20'58"E483.89 FT  
TH S78DG55'10"E100.00FT  
TO PT ON WLY R/W SUG-  
AR CREEK BLVD TH ALG  
ARC OF CV R 48.41FT RAD  
1220.89FT CHD BRG&DIST  
S12DG 13'02"W48.40FT  
DELTA 02DG16' 18" TH  
N85DG45'00"W197.16FT FOR  
POB TH S04DG15'00"W127.68  
FT TH CV R RAD 128.00FT  
DELTA 09DG37'18" CHD  
BRG&DIST N70DG  
25'44"W21.47FT ARC DIST  
21.50 FT TH CV L RAD  
262.00FT DELTA 03DG31'28"  
CHD BRG&DIST N67DG  
22'49"W16.11FT ARC DIST 16.12  
FT TH N04DG15'00"E116.93FT  
TH S85DG45'00"E36.00 FT TO  
POB

Name(s) in which assessed:  
12535 KNOLLBROOK LANE  
LAND 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am.

April 03, 2017

Office of Paula S. O'Neil  
Clerk & Comptroller  
Pasco County, Florida  
By: Susannah Hennessy  
Deputy Clerk  
April 14, 21, 28; May 5, 2017 17-00747P

**OFFICIAL  
COURT HOUSE  
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](http://floridapublicnotices.com)

**Business  
Observer**

IV 10247

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2017-CA-000887-CAAXES/B BANK OF AMERICA, N.A. a National Banking Association, Plaintiff, vs. MICHIGAN FIDELITY ACCEPTANCE CORP, dba FRANKLIN MORTGAGE FUNDING, a Foreign corporation, Defendant. TO: MICHIGAN FIDELITY AC-

CEPTANCE CORP dba FRANKLIN MORTGAGE (address unknown) YOU ARE NOTIFIED that an action to compel the recording of an assignment, a satisfaction, or discharge of mortgage on the following real property in Pasco County, Florida: Lot 13 of unrecorded plat of Orange Valley subdivision, Unit No. 1, more particularly described as follows: Commencing at the West 1/4 Corner of Section 10, Township 25 South, Range 21 East, Pasco County, Florida, thence go South 00°00'08" East along the West line of the Southwest 1/4 of said Section

10 a distance of 1128.77 Feet; thence North 89°43'53" East a distance of 1025.00 Feet; thence North 00°00'08" West a distance of 300.00 Feet to the point of beginning; thence continue North 00°00'08" West a distance of 150.00 Feet; thence North 89°43'53" East a distance of 301.41 Feet; thence South 00°01'01" West a distance of 150.00 Feet; thence South 89°43'53" West a distance of 301.36 Feet to the point of the beginning has been filed against you and you are required to serve a copy of your written

defenses, if any, to it upon Kenneth A. Tomchin, TOMCHIN & ODOM, P.A., attorney for Plaintiff, whose address is, 6816 Southpoint Parkway, Suite 400, Jacksonville, Florida 32216 on or before MAY 01 2017, and file the original with the Clerk of this Court at Pasco County Court House, 7530 Little Road, New Port Richey, FL 34654 either before service on plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for

information regarding transportation services. DATED MAR 28 2017. PAULA S. O'NEIL, Ph.D. Clerk of the Circuit Court By: Gerald Salgado As Deputy Clerk KENNETH A. TOMCHIN TOMCHIN & ODOM, P.A. 6816 Southpoint Parkway, Suite 400 Jacksonville, Florida 32216 (904) 353-6888 pleadings@tomchinandodom.com Attorneys for Plaintiff March 31; April 7, 14, 21, 2017 17-00677P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000083TDAXXX NOTICE IS HEREBY GIVEN, That ROGER BAUGH, 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 #: 1113418 Year of Issuance: 06/01/2012 Description of Property: 32-26-16-0120-00000-0101 DODGE CITY PB 6 PG 33 LOT 10 OR 6881 PG 1995 Name(s) in which assessed: JOHN DANIEL BARLOW 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00740P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000080TDAXXX NOTICE IS HEREBY GIVEN, That TFLTC 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 #: 1204056 Year of Issuance: 06/01/2013 Description of Property: 02-26-19-0020-00001-0970 ANGUS VALLEY UNIT #3 UNREC PLAT LOT 1097 RB 992 PG 204 Name(s) in which assessed: LINDA SUE GREEN 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00737P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000102TDAXXX NOTICE IS HEREBY GIVEN, That WOODS COVE IV 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 #: 1207637 Year of Issuance: 06/01/2013 Description of Property: 22-24-16-0010-00C00-0090 GULF SIDE ACRES PB 5 PG 118 LOT 9 BLOCK C OR 3869 PG 842 Name(s) in which assessed: DONNA POST 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00758P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000077TDAXXX NOTICE IS HEREBY GIVEN, That TTLREO 2 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 #: 1211984 Year of Issuance: 06/01/2013 Description of Property: 22-24-16-004A-00000-1990 SEVEN SPRINGS HOMES UNIT 2 PB 12 PGS 46-49 LOT 199 OR 3522 PG 941 Name(s) in which assessed: GEORGE PANAGIOTIDIS 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00735P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000085TDAXXX NOTICE IS HEREBY GIVEN, That ROGER A OR CAROL 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 #: 1010771 Year of Issuance: 06/01/2011 Description of Property: 29-25-16-0100-00000-0110 SKYVIEW SUB REPLAT PB 5 PG 98 LOT 11 OR 5857 PG 850 Name(s) in which assessed: DANIEL RYAN 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00742P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000099TDAXXX NOTICE IS HEREBY GIVEN, That TC 13 SUBSIDIARY 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 #: 1212649 Year of Issuance: 06/01/2013 Description of Property: 23-26-15-0090-00000-0240 SAND BAY PB 23 PGS 43-46 LOT 24 OR 6885 PG 1524 Name(s) in which assessed: ROBERT LAWRENCE MARIA LAWRENCE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00755P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000104TDAXXX NOTICE IS HEREBY GIVEN, That WOODS COVE IV 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 #: 1204265 Year of Issuance: 06/01/2013 Description of Property: 14-26-19-0110-00E00-5580 EAGLES NEST CONDOMINIUM PHASE I CB 06 PG 147 BUILDING E UNIT 558 OR 7454 PG 1866 Name(s) in which assessed: TIME SAVER TRAVEL 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00760P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000097TDAXXX NOTICE IS HEREBY GIVEN, That APOLLO TAX RECEIVABLES 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 #: 1210535 Year of Issuance: 06/01/2013 Description of Property: 34-25-16-0770-00300-0270 MAGNOLIA VALLEY UNIT 2 PB 9 PG 149 LOT 27 BLK 3 OR 4500 PG 1007 Name(s) in which assessed: LELIA M WEBB 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00733P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000078TDAXXX NOTICE IS HEREBY GIVEN, That TTLREO 2 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 #: 1212680 Year of Issuance: 06/01/2013 Description of Property: 24-26-15-006E-00000-7730 BEACON SQUARE 7-B PB 9 PG 18 LOT 773 OR 5157 PG 1137 Name(s) in which assessed: TIMOTHY COOPER MELANIE COOPER SANDRA ROSE 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00736P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000098TDAXXX NOTICE IS HEREBY GIVEN, That APOLLO TAX RECEIVABLES 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 #: 1212936 Year of Issuance: 06/01/2013 Description of Property: 36-26-15-0790-00000-2300 HOLIDAY LAKE ESTATES UNIT 4 PB 9 PG 62 LOT 230 OR 4574 PG 1966 Name(s) in which assessed: DEBORAH D ROBISON 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00754P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000091TDAXXX NOTICE IS HEREBY GIVEN, That APOLLO TAX RECEIVABLES 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 #: 1208681 Year of Issuance: 06/01/2013 Description of Property: 10-25-16-0010-00000-0270 GLENDALE HEIGHTS PB 5 PG 146 LOT 27 OR 5718 PG 1263 Name(s) in which assessed: RICHARD B KARMANN ROSEMARY KARMANN 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00748P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000092TDAXXX NOTICE IS HEREBY GIVEN, That APOLLO TAX RECEIVABLES 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 #: 1208939 Year of Issuance: 06/01/2013 Description of Property: 12-25-16-0090-03300-0060 GRIFFIN PARK PB 2 PGS 78-78A LOT 6 BLOCK 33 OR 4166 PG 721 Name(s) in which assessed: MARITZA REIS 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00749P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000087TDAXXX NOTICE IS HEREBY GIVEN, That 2012 RA TLC 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 #: 1112757 Year of Issuance: 06/01/2012 Description of Property: 20-26-16-0660-00F00-1040 LA VILLA GDNS UNIT 1 MB 11 PGS 76 & 77 LOT 104 BLK F OR 7938 PG 1501 Name(s) in which assessed: SHANNON RAE ALLEN-ARRAZCAETA 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00744P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000081TDAXXX NOTICE IS HEREBY GIVEN, That TFLTC 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 #: 1209561 Year of Issuance: 06/01/2013 Description of Property: 22-25-16-076J-00001-7230 REGENCY PARK UNIT ELEVEN PB 15 PG 74 LOT 1723 OR 1712 PG 1008 Name(s) in which assessed: NAZIH RADWAN FARIDA RADWAN 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00738P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000095TDAXXX NOTICE IS HEREBY GIVEN, That APOLLO TAX RECEIVABLES 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 #: 1204324 Year of Issuance: 06/01/2013 Description of Property: 18-26-19-0240-10200-0040 CHELSEA MEADOWS A CONDOMINIUM OR 6900 PG 460 BUILDING 102 UNIT 4 OR 7079 PG 1816 (P) Name(s) in which assessed: IVELISSE REYES 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00751P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000089TDAXXX NOTICE IS HEREBY GIVEN, That TALL PINES COMMUNITY ASSOCIATION INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 809308 Year of Issuance: 06/01/2009 Description of Property: 31-25-17-0020-00000-00B0 HUNT RIDGE UNIT 10 TALL PINES AT RIVER RIDGE PB 23 PGS 99 & 100 LOT B OR 6411 PG 921 Name(s) in which assessed: JERRY W FLETCHER 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00746P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000086TDAXXX NOTICE IS HEREBY GIVEN, That ROGER A OR CAROL 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 #: 1208753 Year of Issuance: 06/01/2013 Description of Property: 10-25-16-053A-00000-3760 PALM TERRACE GARDENS UNIT 1 OR 544 PGS 387-389 LOT 376 OR 3454 PG 893 Name(s) in which assessed: DANNY S HARRELL JOAN HARRELL 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00743P

SECOND INSERTION Notice of Application for Tax Deed 2017XX000103TDAXXX NOTICE IS HEREBY GIVEN, That WOODS COVE IV 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 #: 1201002 Year of Issuance: 06/01/2013 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 613 PG 568 Name(s) in which assessed: J C HERMON NORALENE MILLER 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 at Robert D. Sumner Judicial Center on May 18, 2017 at 10:00 am. April 03, 2017 Office of Paula S. O'Neil Clerk & Comptroller Pasco County, Florida By: Susannah Hennessy Deputy Clerk April 14, 21, 28; May 5, 2017 17-00759P

SAVE TIME - EMAIL YOUR LEGAL NOTICES Sarasota County • Manatee County • Hillsborough County • Charlotte County • Pinellas County • Pasco County • Polk County • Lee County • Collier County • Orange County legal@businessobserverfl.com Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County Business Observer









SECOND INSERTION

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

CASE NO.: 2017CA000154CAAXWS DIVISION: J3/J7 WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT MARSHALL VAGIL A/K/A ROBERT VAGIL A/K/A ROBERT DOWNING VAGIL, DECEASED, et al, Defendant(s).

To: MARIE HOWARD Last Known Address: 10318 Kim Ln Hudson, FL 34669 Current Address: Unknown RENE M. DARLING Last Known Address: 9230 Denton Ave Hudson, FL 34667 Current Address: Unknown THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ROBERT MARSHALL VAGIL A/K/A ROBERT VAGIL A/K/A ROBERT DOWNING VAGIL, DECEASED Last Known Address: Unknown Current Address: Unknown 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

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: TRACT 719 OF THE UNRECORDED PLAT OF PARKWOOD ACRES SUBDIVISION, UNIT FIVE, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 02 MINUTES 55 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 2201.23 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89 DEGREES 02 MINUTES 55 SECONDS WEST, A DISTANCE OF 100.0 FEET; THENCE SOUTH 01 DEGREE 05 MINUTES 15 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 100.0 FEET; THENCE NORTH 01 DEGREE 05 MINUTES 15 SECONDS EAST, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING. A/K/A 9535 GARY STREET, HUDSON, FL 34669

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law,

Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before 5-5-17 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.

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 contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

WITNESS my hand and the seal of this court on this 4 day of APRIL, 2017. Paula S. O'Neil, Ph.D., Clerk & Comptroller By: Denise Allie Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 MP -16-022963 April 14, 21, 2017 17-00769P

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

Case #: 51-2016-CA-002042-W DIVISION: J3

Wells Fargo Bank, National Association Plaintiff, -vs.- Keith Kaval; Kenneth Kaval; Lorraine Gifford; Barbara Steinberg; Debra Tenore, Suzanne Myette; Sharon Abrams; Lisa Abinetella a/k/a Lisa McArdle; Linda Burk a/k/a Linda Burke; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Helen Kaval, Deceased, and All Other Person Claiming by and Through, Under, Against the Named Defendant(s); Unknown Spouse of Keith Kaval; Unknown Spouse of Lorraine Gifford; Unknown Spouse of Barbara Steinberg; Unknown Spouse of Debra Tenore; Unknown Spouse of Suzanne Myette; Unknown Spouse of Sharon Abrams; Unknown Spouse of Lisa Abinetella a/k/a Lisa McArdle; Unknown Spouse of Linda Burk a/k/a Linda Burke Defendant(s).

TO: Keith Kaval, LAST KNOWN ADDRESS, 46 Euston Road, Garden

SECOND INSERTION

City, NY 11530, Barbara Steinberg, LAST KNOWN ADDRESS, 5218 Hibiscus Court, New Port Richey, FL 34652, Suzanne Myette, WHOSE ADDRESS IS: 505 Canal Way, Nokomis, FL 34275, Sharon Abrams, LAST KNOWN ADDRESS, 1 Crocus Drive, Massapequa, NY 11758, Unknown Spouse of Keith Kaval, LAST KNOWN ADDRESS, 46 Euston Road, Garden City, NY 11530, Unknown Spouse of Barbara Steinberg, LAST KNOWN ADDRESS, 5218 Hibiscus Court, New Port Richey, FL 34652, Unknown Spouse of Suzanne Myette, WHOSE ADDRESS IS: 505 Canal Way, Nokomis, FL 34275 and Unknown Spouse of Sharon Abrams, LAST KNOWN ADDRESS, 1 Crocus Drive, Massapequa, NY 11758 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT FIFTY (50), JASMINE HEIGHTS, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 74, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

DA. more commonly known as 5218 Hibiscus Court, New Port Richey, FL 34652. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon SHAPIRO, FISHMAN & GACHÉ, LLP, Attorneys for Plaintiff, whose address is 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614, on or before 5-15-17 and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately there after; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the 4 day of APRIL, 2017. Paula S. O'Neil, Ph.D., Clerk & Comptroller Circuit and County Courts By: Denise Allie Deputy Clerk

SHAPIRO, FISHMAN & GACHÉ, LLP Attorneys for Plaintiff 4630 Woodland Corporate Blvd., Suite 100 Tampa, FL 33614 16-300825 FCOI WNI April 14, 21, 2017 17-00769P

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

Case No.: 2016 CA 002877 ECP STATION I LLC, Plaintiff, vs. JJC CHEVRON, INC., PASCO OIL, INC., JOSEPH P. CHANDY, SUNNY JOSEPH, AND UNKNOWN PARTIES IN POSSESSION OF PROPERTY, Defendants.

Notice is hereby given that, pursuant to the Order on Plaintiff's Motion to Reset Foreclosure Sale and Final Summary Judgment of Foreclosure entered in the above-styled case, I will sell the property located in Pasco County, Florida, located at 3939 Land O'Lakes Boulevard, Land O'Lakes, Florida, further described in Exhibit "A" attached hereto, at public sale, to the highest and best bidder, for cash, by electronic sale at www.pasco.realforeclose.com, beginning at 11:00 a.m. on May 10, 2017.

(Legal Description) EXHIBIT "A" OR BK 5836 PG 1188 7 of 7 DESCRIPTION: PARCEL 1 (AS FURNISHED BY CLIENT) A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN THENCE SOUTH 00°00'31" EAST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 15.00 FEET FOR A POINT OF BEGINNING. THENCE RUN SOUTH 89°14'03" EAST A DISTANCE OF 117.18 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 45); THENCE RUN SOUTH 27°04'48" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 258.10 FEET; THENCE RUN NORTH 66°10'04" WEST A DISTANCE OF 250.14 FEET; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3164.79 FEET A DISTANCE OF 74.14 FEET (CHORD EQUALS 74.14

FEET, CHORD BEARING EQUALS NORTH 26°18'44" EAST); THENCE RUN NORTH 26°59'00" EAST A DISTANCE OF 68.51 FEET; THENCE RUN SOUTH 89°14'03" EAST A DISTANCE OF 165.21 FEET; THENCE RUN NORTH 00°00'31" WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 50,101.2 s.f., MORE OR LESS (INCLUDES FDOT) LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT A RAILROAD SPIKE BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°13'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 FOR 1313.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°16'20" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 24 FOR 20.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF LAKE PATIENCE ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE THE FOLLOWING COURSES; THENCE NORTH 89°40'20" EAST FOR 79.96 FEET; THENCE SOUTH 00°44'47" WEST FOR 9.00 FEET; THENCE NORTH 84°03'53" EAST FOR 22.10 FEET; THENCE SOUTH 36°06'40" EAST FOR 10.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD 45 (U.S. HIGHWAY 41); THENCE SOUTH 27°02'52" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 174.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.79 FEET AND A CEN-

TRAL ANGLE OF 01°11'14"; THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT FOR 60.39 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°27'15" WEST FOR 60.39 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 66°05'16" WEST FOR 23.78 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2930.79 FEET AND A CENTRAL ANGLE OF 00°40'17"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR 34.34 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 24°26'07" EAST FOR 34.34 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 65°13'45" EAST FOR 2.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2928.79 FEET AND A CENTRAL ANGLE OF 02°16'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR 116.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 25°54'33" EAST FOR 116.37 FEET TO THE CURVE'S END; THENCE NORTH 27°02'52" EAST FOR 16.29 FEET; THENCE NORTH 27°26'15" WEST FOR 66.37 FEET; THENCE NORTH 89°13'08" WEST FOR 108.78 FEET; THENCE NORTH 00°46'52" EAST FOR 5.00 FEET; THENCE SOUTH 89°13'55" EAST FOR 85.13 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24 AND THE POINT OF BEGINNING. CONTAINING 8,380.5 s.f., MORE OR LESS. DESCRIPTION: PARCEL 'I' (TAKEN FROM A SURVEY BY JENKINS & SMITH, DATED 3/14/97, PROJ. NO. 9703-33) COMMENCE AT THE NORTHEAST CORNER OF

THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NORTHWEST 1/4, NORTH 89°14'03" WEST, 154.72 FEET; THENCE SOUTH 26°59'00" WEST 90.80 FEET TO A POINT OF CURVATURE; THENCE 74.14 FEET ALONG THE ARC OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 3161.79 FEET, A CENTRAL ANGLE OF 01°20'32", CHORD BEARING AND DISTANCE SOUTH 26°18'44" WEST, 74.14 FEET TO A POINT ON THE CURVE; THENCE SOUTH 01°40'38", CHORD BEARING AND DISTANCE SOUTH 24°44'09" WEST, 100.00 FEET TO A POINT ON THE CURVE; THENCE SOUTH 66°10'10" EAST, 250.00 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 41 (STATE ROAD 45), THENCE ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY 100.00 FEET ALONG THE ARC OF THE CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 01°57'56", CHORD BEARING AND DISTANCE OF NORTH 24°48'48" EAST, 100.00 FEET TO A POINT ON THE CURVE; THENCE NORTH 86°10'04" WEST, 250.14 FEET TO THE POINT OF BEGINNING. CONTAINING 25,004.0 s.f., MORE OR LESS (INCLUDES FDOT) LESS THE FOLLOWING DESCRIBED: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 AND THE POINT OF BEGINNING. CONTAINING 8,380.5 s.f., MORE OR LESS. COMMENCE AT THE RAILROAD SPIKE BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. COMMENCE AT THE RAILROAD SPIKE BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP

26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°13'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 24 FOR 1313.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°16'20" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 24 FOR 244.67 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 45 (U.S. HIGHWAY 41) AND THE POINT OF BEGINNING. SAID POINT BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 01°56'24"; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG THE ARC TO THE LEFT FOR 1.30 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°48'12" WEST FOR 1.30 FEET TO THE CURVE'S END AND THE POINT OF BEGINNING. CONTAINING 2178.2 SQUARE FEET OF LAND, MORE OR LESS A/K/A 3939 Land O'Lakes Boulevard, Land O'Lakes, 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 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. Witness, my hand and seal on the 5th of April 2017. By Autumn N. Hanock, Esq. FBN 83822

THIS INSTRUMENT PREPARED BY: Hancock Law Firm, PLLC 4437 Central Avenue St. Petersburg, FL 33713 Attorney for the Plaintiff April 14, 21, 2017 17-00776P

OFFICIAL COURTHOUSE WEBSITES: Check out your notices on: www.floridapublicnotices.com

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