

PASCO COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
 Notice Is Hereby Given that Community Hospital Family Practice, LLC, 14100 Fivay Road Ste 340, Hudson, FL 34638 desiring to engage in business under the fictitious name of Palliative Care of Bayonet, with its principal place of business in the State of Florida in the County of Pasco, will file an Application for Registration of Fictitious Name with the Florida Department of State.  
 June 26, 2020 20-01090P

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that JOSE I SANCHEZ, owner, desiring to engage in business under the fictitious name of J & O HANDYMAN located at 37830 CRYSTAL WAY, DADE CITY, FL 33523 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.  
 June 26, 2020 20-01092P

**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 Hillside Bites located at 18203 Oak Way Dr, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Hudson, Florida, this 21st day of June, 2020.  
 ANGELA'S FINE FOOD LLC  
 June 26, 2020 20-01089W

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File Number:**  
**512020CP000894CPAXES**  
**In Re: The Estate Of**  
**LELAND EDWARD WILSON,**  
**Deceased**

The administration of the estate of LELAND EDWARD WILSON, deceased, File Number, 512020CP000894CPAXES is pending in the Probate Court, PASCO County, Florida, the address of which is:

Clerk Of The Circuit Court, Probate Division, 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 the 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 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN 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 June 26, 2020.

**Personal Representative:**  
**Leland Joseph Wilson**  
 4300 Eastbay Dr. #418,  
 Clearwater, FL 33764  
**Veronica J Roberts**  
 7699 132nd Way N,  
 Seminole, FL 33776  
**David C Wilson**  
 7350 Forbes Rd,  
 Zephyrhills, FL 33540  
 Carl G. Roberts  
 Attorney For the Estate  
 10764 70th Avenue  
 Unit 8107  
 Seminole, FL 33772  
 (727) 381-9602  
 SPN:01099559/FBN:844675  
 Lawoffice@tampabay.rr.com  
 June 26; July 3, 2020 20-01085P

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that JUDD STABLES, INC., owner, desiring to engage in business under the fictitious name of GILMAN STABLES located at 20842 CHAMPIONS AVENUE, LAND O LAKES, FL 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.  
 June 26, 2020 20-01091P

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that DANIELLE FRANKE, owner, desiring to engage in business under the fictitious name of EPIC DOG TRAINING located at 3303 DOWMAN POINT DRIVE, LAND O LAKES, FL 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.  
 June 26, 2020 20-01093P

**NOTICE OF PUBLIC SALE:**  
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/11/2020, 09:00 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.  
 1D7HA16K22J135241 2002 DODGE  
 1D7HA18N35S238352 2005 DODGE  
 1GNCS18W7R0112482  
 1994 CHEVROLET  
 1GNET16SX56163620  
 2005 CHEVROLET  
 2GCEK13T151110059  
 2005 CHEVROLET  
 5NPET46C09H488551  
 2009 HYUNDAI  
 JACCH58R9M7902888 1991 ISUZU  
 JT2AT86F6P0101648 1993 TOYOTA  
 KNADE223096518378 2009 KIA  
 June 26, 2020 20-01094P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**CASE NO.: 51-2020-CP-870**  
**IN RE:**  
**ESTATE OF JUDY ANN RICHARDSON,**  
**Deceased.**

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that a Petition for Summary Administration has been filed in the ESTATE OF JUDY ANN RICHARDSON, deceased, whose date of death was July 8, 2019, and is pending under Case No. 51-2020-CP-870 in the Circuit Court for Pasco County, Florida, Probate division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the total cash value of the Estate is \$45,562.66 and that the name and address of the Petitioner is:

Carl E. Richardson  
 594 Cabot Street, Apt. 1  
 Beverly, MA 01915  
 ALL INTERESTED PARTIES ARE NOTIFIED THAT:  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, including unliquidated claims, 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 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and persons having claims or demands against the Estate of the decedent, including unliquidated, contingent or unliquidated claim, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WITH 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 the first publication of this Notice is June 26, 2020.

**Attorney for Petitioner**  
**BERNARD & SCHEMER, P.A.**  
 By: /s/ Blair D. Schemer  
**BLAIR D. SCHEMER**  
 480 Busch Drive  
 Jacksonville, Florida 32218  
 Florida Bar No. 60598  
 904-751-6980  
 E-mail: blair@bernardlaw.net  
 June 26; July 3, 2020 20-01084P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 51-20-CP-740-WS**  
**Division J**  
**IN RE: ESTATE OF**  
**JACKIE LEE BLANKINSHIP**  
**Deceased.**

The administration of the estate of Jackie Lee Blankinship, deceased, whose date of death was April 16, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 26, 2020.

**Personal Representative:**  
**Matthew R. Lee**  
 1111 Galloway Drive  
 El Paso, TX 79902

Attorney for Personal Representative:  
 David A. Hook, Esq.  
 Email Address:  
 courtservice@elderlawcenter.com  
 Florida Bar No. 0013549  
 The Hook Law Group, P.A.  
 4918 Floramar Terrace  
 New Port Richey, Florida 34652  
 June 26; July 3, 2020 20-01083P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 51-2020-CP-000754-WS**  
**IN RE: ESTATE OF**  
**PHYLLIS L. KURTTI**  
**Deceased.**

The administration of the estate of PHYLLIS L. KURTTI, deceased, whose date of death was April 13, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 25, 2020.

**Personal Representative:**  
**DAVID J. WOLLINKA**  
**SUSAN DENNIS**  
 10015 Trinity Blvd., Suite 101  
 Trinity, FL 34655

Attorney for Personal Representative:  
 DAVID J. WOLLINKA  
 Attorney  
 Florida Bar Number: 608483  
 WOLLINKA, WOLLINKA & DODDRIDGE, PL  
 10015 Trinity Blvd., Suite 101  
 Trinity, FL 34655  
 Telephone: (727) 937-4177  
 Fax: 727 478-7007  
 E-Mail: pleadings@wollinka.com  
 Secondary E-Mail:  
 jamie@wollinka.com  
 June 26; July 3, 2020 20-01088P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 20-CP-000761**  
**Division ES**  
**IN RE: ESTATE OF**  
**ALBERT J. NEUMEIER**  
**Deceased.**

The administration of the estate of Albert J. Neumeier, deceased, whose date of death was February 14, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, 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 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 June 26, 2020.

**Personal Representative:**  
**Sandra L. Koehler**  
 P.O. Box 276  
 Bellaire, Michigan 49615

Attorney for Personal Representative:  
 Thomas E Cone Jr, Attorney  
 Florida Bar Number: 0167743  
 150 Whitaker Rd. Ste A  
 LUTZ, FL 33549-5789  
 Telephone: (813) 949.9698  
 Fax: (813) 949.1342  
 E-Mail: tom.cone,jr@gmail.com  
 Secondary E-Mail: none  
 June 26; July 3, 2020 20-01081P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 512020CP000762CPAXES**  
**Division X**  
**IN RE: ESTATE OF**  
**MICHELE ANN BESTINE**  
**Deceased.**

The administration of the estate of MICHELE ANN BESTINE, deceased, whose date of death was April 26, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the 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 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 June 26, 2020.

**Personal Representative:**  
**Emily Tredo-Klosko**  
 3907 Lockridge Drive  
 Land O Lakes, Florida 34638

Attorney for Personal Representative:  
 Denise A. Welter, Esquire  
 Attorney for Petitioner  
 Florida Bar Number: 585769  
 2521 Windguard Circle  
 Wesley Chapel, FL 33554  
 Telephone: (813) 929-7300  
 E-Mail: daw@jowanna.com  
 Secondary E-Mail:  
 welterslawinfo@gmail.com  
 June 26; July 3, 2020 20-01086P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 512020CP000861 CPAXWS**  
**IN RE: ESTATE OF**  
**ROSEMARY THERESA VISAGGIO**  
**Deceased.**

The administration of the estate of ROSEMARY THERESA VISAGGIO, deceased, whose date of death was May 26, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 26, 2020.

**Personal Representative:**  
**NICOLANTONIO VISAGGIO, JR.**  
 10820 State Road 54, Suite 202  
 Trinity, Florida 34655

Attorney for Personal Representative:  
 STEPHEN R. WILLIAMS  
 Attorney  
 Florida Bar Number: 748188  
 WILLIAMS RISTOFF & PROPER 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  
 June 26; July 3, 2020 20-01087P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 512020CP000725WS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**HAZEL A. RICHARDSON**  
**Deceased.**

The administration of the estate of Hazel A. Richardson, deceased, whose date of death was March 18, 2020, 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 June 26, 2020.

**Personal Representative:**  
**Holly L. Lucas**  
 974 Valley View Circle  
 Palm Harbor, Florida 34684

Attorney for Personal Representative:  
 Elizabeth M. Mancini  
 Email Address:  
 emancinilaw@gmail.com  
 Florida Bar No. 0124095  
 Hudzietz & Mancini, P.A.  
 10028 State Road 52  
 Hudson, Florida 34669  
 June 26; July 3, 2020 20-01096P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 51-20-CP-0831-WS**  
**Section J**  
**IN RE: ESTATE OF**  
**ELDON DERKSEN AKA**  
**ELDON JAMES DERKSEN,**  
**Deceased.**

The administration of the estate of Eldon Derksen aka Eldon James Derksen, deceased, whose date of death was March 17, 2020, 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 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 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 PUBLICATION OF THIS NOTICE IS JUNE 26, 2020.

**Personal Representative:**  
**Charles A. Derksen**  
 1484 Ridge Top Drive  
 Tarpon Springs, FL 34688

Attorney for Personal Representative:  
 David C. Gilmore, Esq.  
 11169 Trinity Blvd.  
 Trinity, FL 346535  
 dcg@davidgilmorelaw.com  
 karen@davidgilmorelaw.com  
 (727) 849-2296  
 FBN 323111  
 June 26; July 3, 2020 20-01082P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File #51-2020CP000764CPAXWS/I**  
**IN RE: ESTATE OF**  
**BARBARA L. MUSY,**  
**Deceased.**

The administration of the estate of BARBARA L. MUSY, deceased, whose date of death was May 08, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 26, 2020.

**Personal Representative:**  
**PATRICIA D. FITZSIMONS**  
 4 S. Van Dyke Avenue  
 Airmont, NY 10901

ATTORNEY FOR PERSONAL REPRESENTATIVE:  
 STEVEN MEILLER, ESQUIRE  
 Florida Bar Number: 0846340  
 7236 State Road 52, Suite 8  
 Hudson, Florida 34667  
 E-Mail: steveslad@gmail.com  
 Telephone: (727) 869-9007  
 Attorney for Personal Representative  
 June 26; July 3, 2020 20-01098P

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**  
 CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com  
 Business Observer

## FIRST INSERTION

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

CIVIL DIVISION  
CASE NO.  
512019CA000429CAAXES

J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs.

DEBBIE A. MAHARAJ and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DEBBIE A. MAHARAJ; RICKY MAHARAJ; UNKNOWN SPOUSE RICKY MAHARAJ; SUNTRUST BANK; FLORIDA HOUSING FINANCE CORP; SUNCOAST POINTE HOMEOWNERS ASSOCIATION INC.; PASCO COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 4, 2019 and an Order Resetting Sale dated May 6, 2020

and entered in Case No. 512019CA-000429CAAXES of the Circuit Court in and for Pasco County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and DEBBIE A. MAHARAJ and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DEBBIE A. MAHARAJ; RICKY MAHARAJ; UNKNOWN SPOUSE RICKY MAHARAJ; SUNTRUST BANK; FLORIDA HOUSING FINANCE CORP; SUNCOAST POINTE HOMEOWNERS ASSOCIATION INC.; PASCO COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on July 15, 2020, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 1, SUNCOAST POINTE VILLAGES 2A, 2B, AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 31, THROUGH 38, INCLUSIVE, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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 Court-house. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

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

DATED June 5, 2020.  
Diaz Anselmo Lindberg 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  
By: Digitally signed by

Kathleen Achille  
Date: 2020.06.05  
12:42:54 -04'00'  
Kathleen Achille  
Florida Bar No.: 166200  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
1460-175353 /VMR  
June 26; July 3, 2020 20-01078P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION

Case No. 2018 CA 003285 CAAXWS

REGIONS BANK, Plaintiff, v.

THE DAN WRIGHT CORP., KENNETH B. PARR, Individually, and as Successor Trustee of the Revocable Trust Agreement of Mary Lou Wright dated March 10, 1997, DEANNA W. PARR, Individually, and as Successor Trustee of the Revocable Trust Agreement of Daniel Marvin Wright dated March 10, 1997, MIDLAND FUNDING LLC, WELLS FARGO BANK, N.A., and JOHN and JANE DOE I and II, fictitious names representing tenants in possession, Defendants.

NOTICE IS HEREBY GIVEN that on the 23rd day of Jul, 2020, at 11:00 A.M. at, or as soon thereafter as same can be done at www.pasco.realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Florida Statutes, the following real and personal property, situate and being in Pasco County, Florida to-wit:

SITUATED IN THE COUNTY OF PASCO AND STATE OF FLORIDA:

A portion of Lots 1 and 2, Block 5, Crafts Subdivision No. 7, as shown on Plat recorded in Plat Book 2, Page 58 of the Public Recorded of Pasco County, Florida, being further described as follows: Commence at the Southeast corner of said Lot 1 for a point of beginning; thence run along the South boundary line of said Lot 1, North 89°45'00" West, a distance of 80.72 feet; thence North 0°44'24" East, a distance of 100.00 feet to the North boundary line of said Lot 2; thence along the North boundary line of said Lot 2, South 89°45'00" East, a distance of 79.69 feet of the Northeast corner of said Lot 2; thence along the East boundary line of said Lots 1 and 2, South 0°09'00", West, a distance of 100.00 feet to the Point of Beginning.

Subject to utility easement parcel described as follows: An easement Parcel 4 feet in width lying in Lots 1 and 2, Block 5, Craft's Subdivision No.7 as shown on Plat recorded in Plat Book 2, Page 58, of the Public Records of Pasco County, Florida; the

centerline of said 4 foot wide easement parcel being further described as follows: Commence at the Southeast corner of said Lot 1; thence run along the South boundary line of said Lot 1 North 89°45'00" West, a distance of 80.72 feet for a point of beginning of the centerline of the said 4 foot wide easement parcel; thence North 0°44'24" East, a distance of 100.00 feet to the North boundary line of said Lot 2 for a point of ending of the centerline of said 4 foot wide easement parcel said point of ending being South 89°45'00" East a distance of 79.69 feet from the Northeast corner of said Lot 2.

Reserving, however, unto the grantor an easement for the use of the grantor and to inure to the benefit of owners subsequent to the grantors, the following described parcel solely for the purpose of ingress and egress to the garage of the grantor on property adjacent to that described in this conveyance and the easement will be kept clear and unobstructed forever, the easement being described as follows: easement parcel for ingress and egress; a portion of Lot 2, Block 5, Craft's Subdivision No. 7, as shown on plat recorded in Plat Book 2, Page 58, of the Public Records of Pasco County, Florida, being further described as follows: Commence at the Northeast corner of said Lot 2 for a Point of Beginning; thence run along the East boundary line of said Lot 2, South 0°09'00" West, a distance of 15.00 feet; thence parallel with the North boundary line of said Lot 2, North 89°45'00" West a distance of 54.84 feet; thence South 0°44'24" West, a distance of 5.00 feet; thence North 89°45'00" West, a distance of 25.00 feet; thence North 0°44'24" East, a distance of 20.00 feet to the North boundary line of said Lot 2; thence along the North boundary line of said Lot 2; South 89°45'00" East, a distance of 79.69 feet to the Point of Beginning.

And PARCEL 2: Lot 17, C.E. CRAFTS SUBDIVISION No.7, of the City of New Port Richey, Florida; said Lots and block being designated in accordance with the plat of said subdivision recorded in Plat

Book 2, Page 58 of the Public Records of Pasco County, Florida, and along with parts of Lots 1 and 2 further described as follows: Commence at the Southeast corner of said Lot 1 Block 5, thence North 89°45'00" West, 80.72 feet to the POB, thence continue North 89°45'00" West, 19.28 feet to the Southwest corner of Lot 1; thence North 0°44'24" East 100.00 feet to the North boundary line of Lot 2, thence South 89°45'00" East 20.31 feet; thence South 0°09'00" West 100.00 feet to the POB all lying and being in Block 5 of C.E. Craft's Subdivision Unit 7.

Property address(es): 5311 and 5319 Locus Place, New Port Richey, Florida 34652-3736  
The aforesaid sale will be made pursuant to the Uniform Final Judgment of Foreclosure entered in Civil No. 2018-CA-003285 now pending in the Circuit Court of the Sixth Judicial Circuit in and for 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.

AMERICANS WITH DISABILITIES

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

Dated this 18th day of June, 2020.

/s/ Ronald B. Cohn  
Ronald B. Cohn, Esq.  
Florida Bar No. 599786  
BURR & FORMAN LLP  
201 N. Franklin Street, Suite 3200  
Tampa, FL 33602  
Telephone: (813) 221-2626  
Facsimile: (813) 221-7335  
Primary email: rohn@burr.com  
Secondary e-mail: payers@burr.com & dmorse@burr.com  
Attorney for Regions Bank  
43676172 v1

June 26; July 3, 2020 20-01075P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-2020CP776WS  
IN RE: ESTATE OF JONATHAN M. WEBB, Deceased.

The administration of the estate of JONATHAN M. WEBB, deceased, whose date of death was May 7, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 26, 2020.

JERILYN LOWE  
Personal Representative  
75 North Hardin Road  
Piqua, OH 45356

Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727)848-3404  
Email: rebecca@delzercoulter.com  
June 26; July 3, 2020 20-01079P

## FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-20-CP-756-WS  
Division I  
IN RE: ESTATE OF WILLIAM JOHN RAYMER 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 William John Raymer, deceased, 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 November 20, 2019; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Annette Mickook  
603 Sheridan Woods Drive  
West Melbourne, Florida 32904  
Jason A. Raymer  
1045 Hickory Lane, Lot 14  
Hudson, Florida 34691

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 June 26, 2020.

Personal Giving Notice:  
Roberta McPhaul  
603 Sheridan Woods Drive  
West Melbourne, Florida 32904  
Attorney for Person Giving Notice:  
David A. Hook, Esq.

E-mail Addresses:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey,  
Florida 34652  
June 26; July 3, 2020 20-01095P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 512020CP000731WS  
Division Probate  
IN RE: ESTATE OF URBANO JOSEPH DISTEFANO JR. Deceased.

The administration of the estate of Urbano Joseph DiStefano Jr., deceased, whose date of death was February 28, 2020, 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 June 26, 2020.

Personal Representative:  
David Michael DiStefano  
12908 Willoughby Lane  
Hudson, Florida 34667  
Attorney for Personal Representative:  
Elizabeth M. Mancini  
Email Address:  
emancinilaw@gmail.com  
Florida Bar No. 0124095  
Hudzietz & Mancini, P.A.  
10028 State Road 52  
Hudson, Florida 34669  
June 26; July 3, 2020 20-01097P

## FIRST INSERTION

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

2017-CA-001835-CAA-XWS  
LORETTA LOESER, Plaintiff v.  
ALAA ALABADI, Defendant.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 28, 2020, and the Order rescheduling sale entered on June 3, 2020, in this case, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 100, VIRGINIA CITY, UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 139, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON ID#01611875H.

Property Address: 4133 BOULDER DRIVE, NEW PORT RICHEY, FLORIDA 34653

At public sale, to the highest bidder, for cash, online at <http://www.pasco.realforeclose.com>, on July 9, 2020 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in the proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext. 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification, if the time before the scheduled appearance is less than seven days.

Dated: June 22, 2020  
Law Office of Elizabeth J. Coviello  
Attorney for Plaintiff  
6400 Madison Street  
New Port Richey, FL 34652  
Tel: (727) 777-3330  
Fax: (727) 376-7337  
Email: covielaw@gmail.com  
covielaw2@gmail.com  
Florida Bar No. 116549  
June 26; July 3, 2020 20-01077P

## FIRST INSERTION

NOTICE TO CREDITORS THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION - EAST SIDE CASE NO.

512020CP000394CPAXES  
IN RE: ESTATE OF DOLORES MARY PISCH, DECEASED

The administration of the Estate of Dolores Mary Pisch, Deceased, whose date of death was January 19, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT 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 publication of this notice is June 26, 2020.

Personal Representative:  
Deborah P. Kowalchick  
93 Sunset Drive  
New Hope, PA 18938  
Attorney For Personal Representative:  
Stephen W. Wiener, Esquire  
Florida Bar No. 399272  
1615 Forum Place, Suite 3A  
West Palm Beach, FL 33401  
Telephone No. 561-689-6660  
Email: [swwienerlaw.com](mailto:swwienerlaw.com)  
June 26; July 3, 2020 20-01099P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

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MANATEE COUNTY:

[manateeclerk.com](http://manateeclerk.com)

SARASOTA COUNTY:

[sarasotaclerk.com](http://sarasotaclerk.com)

CHARLOTTE COUNTY:

[charlotte.realforeclose.com](http://charlotte.realforeclose.com)

LEE COUNTY:

[leeclerk.org](http://leeclerk.org)

COLLIER COUNTY:

[collierclerk.com](http://collierclerk.com)

HILLSBOROUGH COUNTY:

[hillsclerk.com](http://hillsclerk.com)

PASCO COUNTY:

[pasco.realforeclose.com](http://pasco.realforeclose.com)

PINELLAS COUNTY:

[pinellasclerk.org](http://pinellasclerk.org)

POLK COUNTY:

[polkcountyclerk.net](http://polkcountyclerk.net)

ORANGE COUNTY:

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Business Observer

FIRST INSERTION

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

CIVIL ACTION  
CASE NO.: 51-2020-CA-000400 WS  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs.  
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST MARJORIDEL E. WAGNER, DECEASED, et al,

Defendant(s).  
To:  
THE UNKNOWN SUCCESSOR TRUSTEE OF THE MARJORIDEL E. WAGNER UTD MARCH 8, 1988-TITLEHOLDER

Last Known Address: Unknown  
Current Address: Unknown  
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST MARJORIDEL E. WAGNER, DECEASED

Last Known Address: Unknown  
Current Address: Unknown  
UNKNOWN BENEFICIARIES OF THE UTD MARCH 8, 1988

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: on or before DEC 03 2018

UNIT 4403, GOLF VIEW VILLAS V. A CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 123 THROUGH 130, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1758, PAGES 1365 THROUGH 1424, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO

A/K/A 3283 LORI LANE NEW PORT RICHEY FL 34655 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 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 19 day of June, 2020.

Clerk of the Circuit Court  
By: /s/ Cynthia Ferdon-Gaede  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
19-025351  
June 26; July 3, 2020 20-01074P

FIRST 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. 2019CA003351CAAXWS  
GERALD HERTZ AND FAY HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07,

Plaintiff, vs.  
13748 BRYNDLEWOOD CT, LLC., a Florida limited liability company; BLASINA M. BAUTISTA DE MORETA; JUAN L. MORETA; JUAN F. MORETA; THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC., a not for profit Florida corporation; UNKNOWN TENANT IN POSSESSION # 1; AND UNKNOWN TENANT IN POSSESSION # 2,

Defendants.  
NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Mortgage Foreclosure dated June 9, 2020 and entered in Case No. 2019CA003351CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida wherein GERALD HERTZ AND FAY

HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07 is the Plaintiff(s) and 13748 BRYNDLEWOOD CT, LLC., a Florida limited liability company, BLASINA M. BAUTISTA DE MORETA, JUAN L. MORETA, JUAN F. MORETA, THE PRESERVE AT FAIRWAY OAKS HOMEOWNER'S ASSOCIATION, INC., a not for profit Florida corporation; UNKNOWN TENANT IN POSSESSION # 1; AND UNKNOWN TENANT IN POSSESSION # 2, are Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 11th day of August, 2020 at www.pasco.realforeclose.com the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 520, THE PRESERVE AT FAIRWAY OAKS UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 39, Pages 23 through 29, of the Public Records of Pasco County, Florida a/k/a 13748 Bryndlewood Court, 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 WITHIN 60 DAYS AFTER THE SALE.

"It is the intent of the 6th Judicial Circuit to provide reasonable accommodations when requested by qualified persons with disabilities. 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."

DAVID R. ROY, P.A.  
4209 N. Federal Hwy.  
Pompano Beach, FL 33064  
Tel. (954) 784-2961  
Email: david@davidroy.com  
By: Teyvon Johnson  
Fla. Bar No. 1011005  
June 26; July 3, 2020 20-01080P

FIRST INSERTION

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

CASE NO: 2020CC000453CCAXES  
WILLOW BEND/PASCO HOMEOWNERS ASSOCIATION, INC.,

Plaintiff(s) vs.  
CLARK EDWARD STEPHENS; CAROLE ANN STEPHENS, et al.,

Defendant(s).  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure After Default, entered June 10, 2020, in the above styled cause, in the County Court of Pasco County Florida, the Clerk of Court will sell to the highest and best bidder the following described property in accordance with Section 45.031 of the Florida Statutes:

Lot 38, Willow Bend, Unit B-2, According to Map or Plat Thereof as Recorded in Plat Book 33,

Pages 110 Through 115, of the Public Records of Pasco County, Florida.

Property Address: 1723 Audubon Trail, Lutz, FL 33549 for cash in an Online Sale at www.pasco.realforeclose.com beginning at 11:00 AM on July 14, 2020.

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.

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

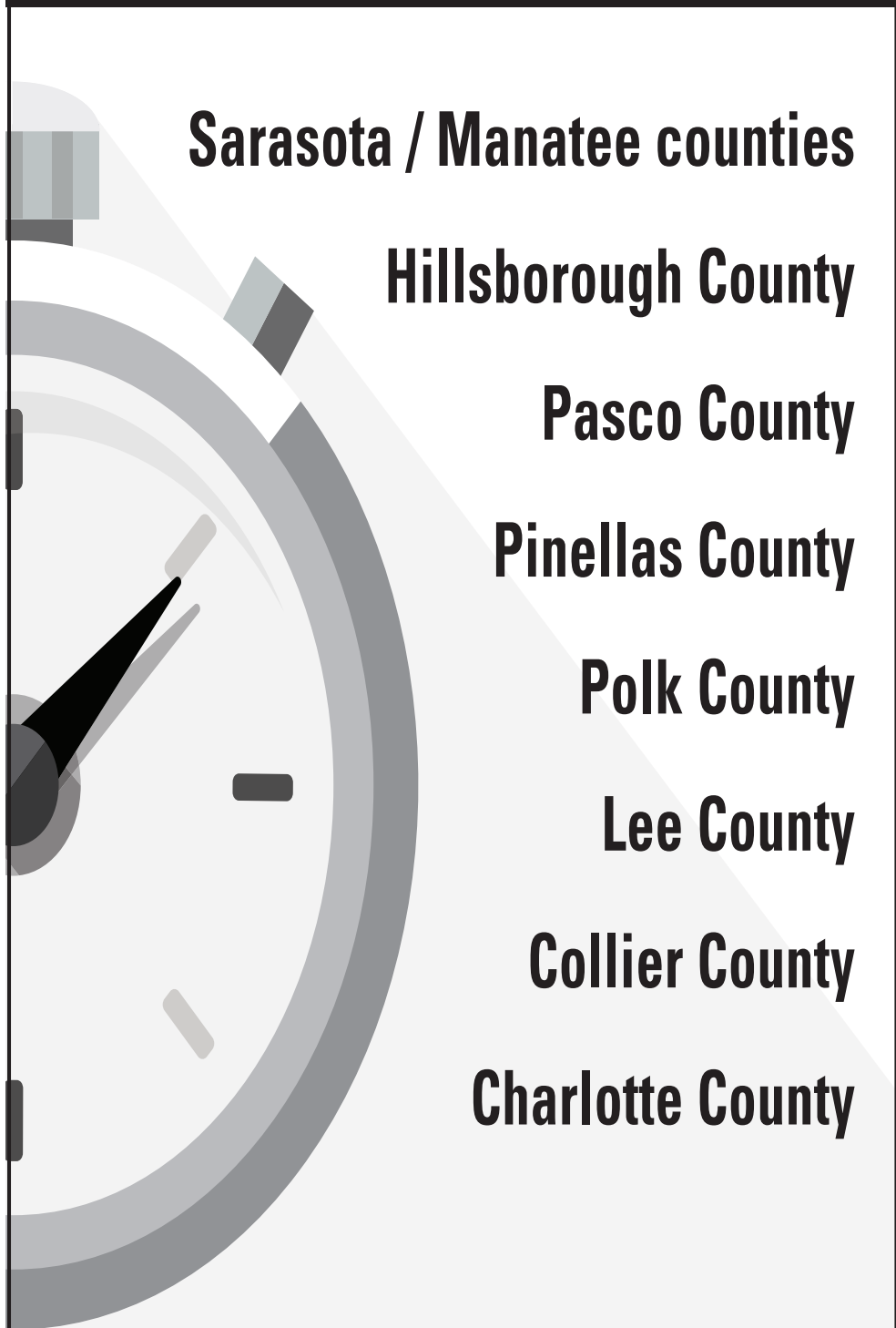
hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated the 18th day of June, 2020.  
/s/ Jacob Bair  
Jacob Bair, Esq.  
Florida Bar: No. 0071437  
Primary Email: jlbair@blawgroup.com  
Secondary Email:

Service@BLawGroup.com  
Business Law Group, P.A.  
301 W. Platt St. #375  
Tampa, FL 33606  
Phone: (813) 379-3804  
Attorney for: PLAINTIFF  
June 26; July 3, 2020 20-01076P

# SAVE TIME

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



Sarasota / Manatee counties

Hillsborough County

Pasco County

Pinellas County

Polk County

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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

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**Business Observer**

**Business Observer**

W10187

W10186

## SUBSEQUENT INSERTIONS

## THIRD INSERTION

NOTICE OF TELEPHONIC HEARING  
On MOTION FOR PARTIAL PAYMENT OF CLAIM

Case No.: 51-2019-CA-002625-WS/Div. H  
filed by Defendant, SHARON PAUERNikki Alvarez-Sowles, Esquire, as Clerk and Comptroller of Pasco County, Florida vs.  
Beatrice Reas a/k/a Beatrice Moore-Reas, All Unknown Spouses, Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Robert Reas, Deceased, And Sharon Pauer,  
TO:  
BEATRICE REAS a/k/a BEATRICE MOORE-REAS, ALL UNKNOWN SPOUSES, HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT REAS, DECEASED.  
YOU ARE NOTIFIED that a Telephonic Hearing will be held on July 27, 2020 at 1:30 p.m. (hearing line # (727) 815-7100) before Judge Declan Mansfield, Circuit Court Judge, on Defendant, Sharon Pauer's Motion for Partial Payment of Claim from funds cur-

rently held in the Registry of the Court Clerk in and for Pasco County, Florida, located at 7530 Little Road, New Port Richey, Florida 34654.

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

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; via 1-800-955-8771 if you are hearing impaired, at least 7 days before the scheduled hearing, or immediately upon receiving this notification. 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: June 4, 2020  
MICHAEL E. BEAM, ESQUIRE  
DORAN, BEAM & FARRELL, P.A.  
6641 Madison Street  
New Port Richey, Florida 34652  
(727) 846-1000  
June 12, 19, 26; July 3, 2020

20-01002P

## SECOND INSERTION

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

Case No: 2017-CA-003638  
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER  
TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E,

Plaintiff, vs.  
APRIL POZZI; et al.,  
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated April 27, 2020 and Order Setting Sale dated June 2, 2020, and entered in Case No. 2017-CA-003638 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-E, is the Plaintiff and APRIL A. POZZI and UNKNOWN TENANT #1 N/K/A MARY ROCK, are Defendant(s), Nikki Alvarez-Sowles, Esq., Clerk of Court on August 27, 2020 will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on the following described property set forth in said Final Judgment, to wit:

LOT(S) 66, BLOCK F OF DEER PARK, PHASE 2C AS RECORDED IN PLAT BOOK 26, PAGE 96-100, ET. SEQ., OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.  
Property Address: 8436 Year-

ling Lane, New Port Richey, FL 34653

Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

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.

DATED June 11, 2020.  
/s/ Alexandra Kalman  
Alexandra Kalman, Esq.  
Florida Bar No. 109137  
Lender Legal PLLC  
2807 Edgewater Drive  
Orlando, FL 32804  
Tel: (407) 730-4644  
Fax: (888) 337-3815  
Attorney for Plaintiff  
Service Emails:  
akalman@lenderlegal.com  
EService@LenderLegal.com  
LLS09189-POZZI, APRIL, 8436 Yearling Lane|  
June 19, 26, 2020 20-01052P

## SECOND INSERTION

Notice of Application for Tax Deed  
2019XX000404TDAXXX

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

Certificate #: 1601162  
Year of Issuance: 06/01/2017  
Description of Property:  
34-24-16-0090-00000-1100  
GARDEN TERRACE SUBDIVISION SECTION 2 LOTS 110 & 111 DESC AS COM AT SW COR OF SEC TH S89DG 05' 06"E 833.90 FT TH N01DG 06' 21"E 348 FT FOR POB TH CONT N01DG 06' 21"E 90 FT TH S89DG 05' 06"E 97 FT TH S01DG 06' 21"W 90 FT TH N89DG 05' 06"W 97 FT TO POB EAST 25 FT THEREOF SUBJECT TO EASEMENT FOR ROAD R/W & WEST 6 FT THEREOF SUBJECT TO EASEMENT FOR DRAINAGE AND/OR UTILITIES OR 8836 PG 1865

Name(s) in which assessed:  
ESTATE OF DONALD L PORTER

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 July 23, 2020 at 10:00 am.

June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Bonilla  
Deputy Clerk  
June 19, 26; July 3, 10, 2020 20-01044P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 20-CP-490-WS  
IN RE: ESTATE OF  
ERICA LEE TAUB BERNIER,  
KAREN J. NEFT  
Deceased.

The administration of the estate of Karen J. Neft, deceased, whose date of death was January 10, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 June 19, 2020.

Personal Representative:  
Stuart L. Neft  
4840 Hwy 22, Apt 1-202  
Mandeville, LA 70471  
Attorney for Personal Representative:  
Kelly M. Albanese, Esquire  
Florida Bar No. 0084280  
12029 Whitmarsh Lane  
Tampa, FL 33626  
Telephone: (813) 490-5211  
Facsimile: (813) 463-0187  
June 19, 26, 2020 20-01071P

## SECOND INSERTION

Notice of Application for Tax Deed  
2019XX000405TDAXXX

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

Certificate #: 1600600  
Year of Issuance: 06/01/2017  
Description of Property:  
14-24-16-004A-00000-1880  
SEA PINES UNT SEVEN UNREC PLAT LOT 188 DESC AS COM AT SE COR OF SW1/4 OF SECTION 14 TH N00DG 05' 02"W 1417.42 FT TH N89DG 35' 46"W 20.25 FT TH N00DG 03' 14"E 650.00 FT TH S89DG 35' 46"E 75.00 FT FOR POB TH N00DG 03' 14"E 100.00 FT TH S89DG 35' 46"E 70.00 FT TH S00DG 03' 14"W 100.00 FT TH N89DG 35' 46"W 70.00 FT TO POB OR 3314 PG 1539 CP 94-1310

Name(s) in which assessed:  
DENNIS G SEMOK  
ALAN R SEMOK

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 July 23, 2020 at 10:00 am.

June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Bonilla  
Deputy Clerk  
June 19, 26; July 3, 10, 2020 20-01045P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 20-CP-000729-WS  
Division I  
IN RE: ESTATE OF  
VIRGINIA H TALLEY  
Deceased.

The administration of the estate of VIRGINIA H TALLEY, deceased, whose date of death was February 29, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 19, 2020.

Personal Representative:  
JOANN C. TIMMER  
4941 South Shore Drive  
New Port Richey, Florida 34652  
Attorney for Personal Representative:  
DONALD R. PEYTON, Attorney  
Florida Bar Number: 516619;  
SPN #63606  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
June 19, 26, 2020 20-01061P

## SECOND INSERTION

Notice of Application for Tax Deed  
2019XX000394TDAXXX

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

Certificate #: 1601618  
Year of Issuance: 06/01/2017  
Description of Property:  
09-25-16-0760-00000-1210  
PINELAND PARK UNREC PLAT LOT 121 COM SE COR TR 38 PORT RICHEY LAND CO PB 1 PG 61 TH S89DEG 59' 08"W 643.03 FT TH N00DEG 21' 13"E 222.64 FT FOR POB TH N89DEG51' 58"W 50.00 FT TH N00DEG21' 13"E 110.00 FT TH S89DEG51' 58"E 50.00 FT TH S00DEG21' 13"W 110.00 FT TO POB OR 6326 PG 1771

Name(s) in which assessed:  
CHARLIE E HORTON JR  
DARLENE K HORTON

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 July 23, 2020 at 10:00 am.

June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Bonilla  
Deputy Clerk  
June 19, 26; July 3, 10, 2020 20-01039P

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 20-CP-000729-WS  
Division I  
IN RE: ESTATE OF  
KAYLEEN M. PENNINGTON  
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 Kayleen M. Pennington, deceased, File Number 20-CP-000729-WS / I 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 March 6, 2020; that the total value of the estate, less the exempt property is \$0.00, and that the name and address of the person to whom it has been assigned by such order are:

Name Address  
Zachery M. Pennington  
9736 Black Bear Court  
New Port Richey, FL 34654  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 19, 2020.

Personal Giving Notice:  
Zachery M. Pennington  
9736 Black Bear Court  
New Port Richey, Florida 34654  
Attorney for Person Giving Notice  
Jeffrey A. Herzog, Attorney  
Florida Bar Number: 16089  
3106 Alternate US 19  
Palm Harbor, Florida 34683  
Telephone: (727) 789-4000  
Fax: (727) 789-4002  
E-Mail: service@jherzoglaw.com  
Secondary E-Mail:  
Vickie@jherzoglaw.com  
June 19, 26, 2020 20-01056P

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Q&amp;A

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

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Business  
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SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
**CASE NO. 2019CA003010CAAXWS**  
 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 2007-1,  
**Plaintiff, vs.**  
 GREGORY DAVID A/K/A GREGORY DAVID RIVERA, GABRIEL DAVID A/K/A GABRIEL DAVID RIVERA, RUTH DAVID, PINE RIDGE AT SUGAR CREEK HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT IN POSSESSION 1, UNKNOWN

**TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF GABRIEL DAVID, STATE OF FLORIDA, DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE, MILDRED DAVID A/K/A MILDRED DAVID RIVERA A/K/A MILLIE DAVID A/K/A MILLIE DAVID RIVERA, UNKNOWN SPOUSE OF MILDRED DAVID A/K/A MILDRED DAVID RIVERA A/K/A MILLIE DAVID A/K/A MILLIE DAVID RIVERA, HERMAN DAVID A/K/A HERMAN DAVID RIVERA A/K/A GERMAN DAVID A/K/A GERMAN DAVID RIVERA, UNKNOWN SPOUSE OF HERMAN DAVID A/K/A HERMAN DAVID RIVERA A/K/A**

**GERMAN DAVID A/K/A GERMAN DAVID RIVERA, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GABRIEL DAVID A/K/A GABRIEL DAVID RIVERA, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**  
**Defendants.**  
 To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GABRIEL DAVID A/K/A GABRIEL DAVID RIVERA, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Foreclose of Mortgage on the following described property:  
 LOT 152, PINE RIDGE AT SUGAR CREEK PHASE 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Nicholas J. Vanhook, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 7-20-2020, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer (Hillsborough/Pasco) and file the original with the Clerk of this Court either before service on

Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide

transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 WITNESS my hand and seal of this Court this 12 day of June, 2020  
 Clerk of the Court  
 By /s/ Cynthia Fordon-Gaede  
 As Deputy Clerk  
 MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 E. Robinson St.  
 Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: MRService@mccalla.com  
 6600470  
 19-01147-2  
 June 19, 26, 2020 20-01053P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION  
**Case No. 2019-CA-001042**  
**Division J3**  
**VILLAGE CAPITAL & INVESTMENT, LLC**  
**Plaintiff, vs.**  
**JOHN L. BELCHER, MEADOW OAKS MASTER ASSOCIATION, INC., WOODVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants.**  
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 10, 2020, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:  
 LOT 34, BLOCK G, MEADOW OAKS UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 121, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 11 day of June, 2020.  
 By: /s/ Jennifer M. Scott  
 Jennifer M. Scott  
 Attorney for Plaintiff

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2019CA000281CAAXWS**  
**BANK OF AMERICA, N.A., Plaintiff, v.**  
**MARY ELIZABETH VERMESS, ET AL., Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order dated June 1, 2020 entered in Civil Case No. 2019CA000281CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff and MARY ELIZABETH VERMESS; UNKNOWN SPOUSE OF MARY ELIZABETH VERMESS; MARY KATHERINE MECONNAHEY; STATE OF FLORIDA; PASCO COUNTY, FLORIDA, CLERK OF COURT, are defendants, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on July 16, 2020 the following described property as set forth in said Final Judgment, to-wit:  
 LOT 146, UNIT #3, SUNSHINE PARK SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11, PAGE 67 AND 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND 1987 CRES HOME ID 14062949A AND 14062949B LOCATED THEREON.  
 Property Address: 4234 Memphis Avenue, New Port Richey, FL 34652  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
 THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN  
 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU TO THE PROVISION OF CERTAIN ASSISTANCE. 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.  
 Kelley Kronenberg  
 10360 West State Road 84  
 Fort Lauderdale, FL 33324  
 Phone: (954) 370-9970  
 Fax: (954) 252-4571  
 Service E-mail:  
 filrealprop@kelleykronenberg.com  
 /s/ Jason M. Vanslette  
 Jason M. Vanslette, Esq.  
 FBN: 92121  
 File No: M180311-JMV  
 Case No.: 2019CA000281CAAXWS  
 June 19, 26, 2020 20-01050P

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.: 2019CA000039CAAXWS**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.**  
**GARY S. CLENDENIN; UNKNOWN SPOUSE OF GARY S. CLENDENIN; 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 August 7, 2019 in Civil Case No. 2019CA000039CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and GARY S. CLENDENIN; UNKNOWN SPOUSE OF GARY S. CLENDENIN; UNKNOWN TENANT 1 N/K/A MATT RUARK; UNKNOWN TENANT 2 N/K/A LEIGHANN LOPEZ; 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 Defendants.  
 The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 7, 2020 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 LOT 1197 AND NORTH ONE-HALF OF LOT 1198 IN FOREST HILLS, UNIT TWENTY, ACCORDING TO MAP OR

PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 51, 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 17 day of June, 2020.  
 By: Zachary Y. Ullman Esq.  
 FBN: 106751  
 Digitally signed by Zachary Ullman  
 Date: 2020-06-17 11:40:20  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepите.com  
 ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue  
 Suite 200  
 Delray Beach, FL 33445  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 1184-763B  
 June 19, 26, 2020 20-01073P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
**CASE NO. 2019CA003010CAAXWS**  
 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 2007-1,  
**Plaintiff, vs.**  
 GREGORY DAVID A/K/A GREGORY DAVID RIVERA, GABRIEL DAVID A/K/A GABRIEL DAVID RIVERA, RUTH DAVID, PINE RIDGE AT SUGAR CREEK HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF GABRIEL DAVID, STATE OF FLORIDA, DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE, MILDRED DAVID A/K/A MILDRED DAVID RIVERA A/K/A MILLIE DAVID A/K/A MILLIE DAVID RIVERA, UNKNOWN SPOUSE OF MILDRED DAVID A/K/A MILDRED DAVID RIVERA A/K/A MILLIE DAVID A/K/A MILLIE DAVID RIVERA, HERMAN DAVID A/K/A HERMAN DAVID RIVERA A/K/A GERMAN DAVID A/K/A GERMAN DAVID RIVERA, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GABRIEL DAVID A/K/A GABRIEL DAVID RIVERA, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

**ANTS**  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
 LOT 152, PINE RIDGE AT SUGAR CREEK PHASE 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Nicholas J. Vanhook, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 7-20-2020, a date which is within thirty (30) days after the first publication of this Notice in the The Business Observer (Hillsborough/Pasco) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 WITNESS my hand and seal of this Court this 12 day of June, 2020.  
 Clerk of the Court  
 By: /s/ Cynthia Ferdon-Gaede  
 As Deputy Clerk  
 Submitted by:  
 MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 E. Robinson St. Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: MRService@mccalla.com  
 6600470  
 19-01147-2  
 June 19, 26, 2020 20-01068P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 GENERAL JURISDICTION  
 DIVISION  
**CASE NO. 2018CA003507CAAXES**  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVERLENA STEWART, DECEASED, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 04, 2020, and entered in 2018CA003507CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and DARLENE HAROLD; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVERLENA STEWART, DECEASED; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PRATTCO, INC.; LASHON JOHNSON A/K/A LASHAWN STEWART JOHNSON; CAROL HUNTER; STEVEN STEWART; JEFFERY STEWART; ROXANN JAMES; NATHANIEL STEWART; VONDA STEWART; AC STEWART; TIANA STEWART; CLERK OF THE COURT FOR PASCO COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 July 06, 2020, the following

described property as set forth in said Final Judgment, to wit:  
 LOT 17, OF LINCOLN HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 113 AND 114 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Property Address: 39530 LINCOLN AVE., ZEPHYRHILLS, FL 33542  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
 IMPORTANT  
 AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 Dated this 11 day of June, 2020.  
 By: /s/ Nicole Ramjattan  
 Nicole Ramjattan, Esquire  
 Florida Bar No. 89204  
 Communication Email:  
 nramjattan@rasflaw.com  
 ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: mail@rasflaw.com  
 18-204236 - MaS  
 June 19, 26, 2020 20-01069P

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL DIVISION  
**REF#:**  
**51-2015-CA-000373-CAAX-WS**  
**RICHARD C. SPIEGEL Plaintiff, vs.**  
**ELIZA M. GREENE; THE UNKNOWN SPOUSE OF ELIZA M. GREENE, ET AL. Defendant(s).**  
 NOTICE IS HEREBY GIVEN, pursuant to the Uniform Final Judgment of Foreclosure entered in Case No. 15-CA-000373, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida. RICHARD C. SPIEGEL is the Plaintiff and ELIZA M. GREENE is the Defendant. The Clerk of the Court will sell the following property situated in Pasco County, Florida, described as:  
 Lot 337 of the unrecorded plat of Leisure Beach Unit 5, Pasco County, Florida, being a Tract of land lying in the West 3/4 of the North 1/2 of Section 4, Township 25 South, Range 16 East, Pasco County, Florida, and described as follows: For a Point of Reference, commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 25 South, Range 16 East, Pasco County, Florida; run thence South 89°47'02" West along the Northerly boundary of said Northwest 1/4 of the Northeast 1/4, a distance of 51.02 feet to the Northeast corner of Lot 1 of Signal Cove Unit 2, as recorded in Plat Book 9, Page 74 of the Public Records of Pasco County, Florida; thence South 1°21'02" West along the Easterly boundary of said Signal Cove Unit 2, a distance of 1323.48 feet; thence due West 1372.67 feet for a Point of Beginning; from said Point of Beginning continue West 174.0

feet; thence South 63.0 feet; thence East 99.0 feet; thence North 60°10'23" East, 86.45 feet; thence North 20.0 feet to the Point of Beginning. The East 10.0 feet thereof reserved for utility and/or drainage easement.  
 to the highest and best bidder for cash, via the Internet at www.pasco.realforeclose.com, on July 13, 2020, at 10:00 a.m.  
 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.  
 Peter J. Vasti, Esq.  
 Fla. Bar No. 0506311  
 DiVito, Higham & Vasti, P.A.  
 4514 Central Avenue  
 St. Petersburg, FL 33711  
 Telephone: (727) 321-1201  
 Facsimile: (727) 321-5181  
 pjv@divitohigham.com  
 assistant1@divitohigham.com  
 Attorney for Plaintiff  
 June 19, 26, 2020 20-01049P

SECOND INSERTION

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000267TDAXXX  
NOTICE IS HEREBY GIVEN, That 5T WEALTH PARTNERS LP , 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 #: 1406331  
Year of Issuance: 06/01/2015  
Description of Property:  
21-25-17-0150-24600-0250  
MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 25 & 26 BLOCK 246 OR 5326 PG 1390  
Name(s) in which assessed: ABE VALDEZ  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01033P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000274TDAXXX  
NOTICE IS HEREBY GIVEN, That 5T WEALTH PARTNERS LP , 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 #: 1402329  
Year of Issuance: 06/01/2015  
Description of Property:  
17-26-21-0010-00300-0050  
ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 PORTION TRACT 3 DESC AS COM NW COR TRACT 3 TH EAST 255.45 FT TH S15DG 52' 00"E 103.96 FT FOR POB TH S89DG 34' 00"W 92.54 FT TH S12DG 47' 40"E 51.55 FT TH N88DG 12' 17"E 95.00 FT MOL TH N15DG 52' 00"W 49.90 FT TO POB (AKA LOT 5) OR 4007 PG 1023  
Name(s) in which assessed: JOANNE E LANYON HARRY L LANYON  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01034P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000408TDAXXX  
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 #: 1610669  
Year of Issuance: 06/01/2017  
Description of Property:  
05-25-21-0000-00200-0000  
COM AT INTERSECTION OF NORTH BDY OF R/W OF SR 52 & EAST BDY OF NE1/4 OF NE1/4 OF SEC TH WLY ALG SAID NORTH BDY 420 FT FOR POB TH CONT WLY ALN N BDY OF R/W 1036.31 FT TH N00DG 15' 15"E 210 FT TH S71DG 50' 00"W 518.30 FT TH N00DG 24' 53"E 25.00 FT TH S71DG 50' 00"W 317.52 FT TH N00DG 24' 53"E 1025.92 FT TH S89DG 46' 57"E 290.40 FT N00DG 24' 53"E 150.00 FT TO NORTH LINE OF SECTION 5 TH S89DG 46' 57"E 1862.56 FT TH S00DG 19' 23"W 488.39 FT TH S72DG 04' 10"W 420.00 FT TH S00DG 19' 03"W 210 FT MOL TO POB OR 5460 PG 1962 OR 6857 PG 933  
Name(s) in which assessed: MACONI - PASHLEY 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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01047P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000393TDAXXX  
NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1603269  
Year of Issuance: 06/01/2017  
Description of Property:  
33-25-16-0090-00000-0940  
CASSON HEIGHTS SUBDIVISION PB 4 PG 95 LOT 94 OR 8453 PG 107  
Name(s) in which assessed: NOEL RIVERA IRIS NANET BAEZ  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01038P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000406TDAXXX  
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 #: 1606055  
Year of Issuance: 06/01/2017  
Description of Property:  
24-24-17-0000-00100-0040  
WEST 1/2 OF WEST 1/2 OF NE1/4 OF SW1/4 OF NE1/4 LESS SOUTH 25 FT & LESS EAST 15 FT & LESS NORTH 310 FT THEREOF AKA PARCEL A CHRISTINA HEIGHTS CLASS III UNREC SUB OR 7367 PG 1676 OR 7590 PG 395  
Name(s) in which assessed: TIMOTHY SHEFFIELD  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01046P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA Probate Division  
**File No. 512020CP000710CPAXWS IN RE: ESTATE OF PAUL H. UHRBROCK Deceased.**  
The administration of the Estate of Paul H. Uhrbrock, deceased, File # 512020CP000710CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 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, including unmaturred, contingent or unliquidated claims, 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 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 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 unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is: June 19, 2020.  
**Person Giving Notice:**  
**Paul Uhrbrock**  
**Personal Representative**  
9079 Jones Road  
Howard City, MI 49329  
Attorney for Personal Representative  
Cynthia E. Orozco  
Florida Bar No. 449709  
PN 00960677  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727) 346-9616  
email: cattorney1@tampabay.rr.com  
June 19, 26, 2020 20-01055P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000400TDAXXX  
NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1601975  
Year of Issuance: 06/01/2017  
Description of Property:  
12-25-16-0090-06200-0050  
GRIFFIN PK B 2 P 78 & 78A LOT 5 BLK 62 OR 8674 PG 1951  
Name(s) in which assessed: CATHERINE MAY MAYER  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01041P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000391TDAXXX  
NOTICE IS HEREBY GIVEN, That MICHAEL W BARTON, 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 #: 1610756  
Year of Issuance: 06/01/2017  
Description of Property:  
23-25-21-0010-02600-0012  
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 WEST 30 FT OF EAST 295 FT OF SOUTH 1/2 OF TRACT 26 IN SECTION 12 OR 6351 PG 846  
Name(s) in which assessed: ESTATE OF DONALD L PORTER SAFIR AHMED MADHU DEY AHMED  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01036P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2020CP757WS IN RE: ESTATE OF MICHAEL IAN WRIGHT, Deceased.**  
The administration of the estate of MICHAEL IAN WRIGHT, deceased, whose date of death was April 26, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: June 19, 2020.  
Signed on this 13th day of June, 2020.  
**HOLLY ANNE WRIGHT**  
**Personal Representative**  
8102 Valley Stream Lane  
Hudson, FL 34667  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727)848-3404  
Email: rebecca@delzercoulter.com  
June 19, 26, 2020 20-01054P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000403TDAXXX  
NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1611808  
Year of Issuance: 06/01/2017  
Description of Property:  
15-26-21-0070-00000-0200  
LANE PARK ESTATES PB 7 PG 72 LOT 20 OR 9430 PG 161  
Name(s) in which assessed: DANA MICHELE RIEMER  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01043P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000300TDAXXX  
NOTICE IS HEREBY GIVEN, That 5T WEALTH PARTNERS LP , 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 #: 1505662  
Year of Issuance: 06/01/2016  
Description of Property:  
01-25-17-0010-00400-0080  
LONE STAR TOWNHOMES PB 58 PG 007 BLOCK 4 LOT 8 OR 9115 PG 1120  
Name(s) in which assessed: HOA PROBLEM SOLUTIONS INC TTEE 15665 STABLE RUN DR 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 online at <http://pasco.realtaxdeed.com> on July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01035P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2020CP804WS Division: J IN RE: ESTATE OF CAROLYN M. JOHNSON, Deceased.**  
The administration of the estate of CAROLYN M. JOHNSON, deceased, whose date of death was May 23, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: June 19, 2020.  
Signed on this 2nd day of June, 2020.  
**JOSHUA JOHNSON**  
**Personal Representative**  
11539 Dewep Court  
Westminster, CO 80020  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727)848-3404  
Email: rebecca@delzercoulter.com  
June 19, 26, 2020 20-01059P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000392TDAXXX  
NOTICE IS HEREBY GIVEN, That T1770 T1-770 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 #: 1603313  
Year of Issuance: 06/01/2017  
Description of Property:  
33-25-16-076A-00000-0550  
CONGRESS PARK PB 10 PG 140 LOT 55 OR 3337 PG 944  
Name(s) in which assessed: HAROLD F CONNOLLY JR GAIL M CONNOLLY  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01037P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000409TDAXXX  
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 #: 1605338  
Year of Issuance: 06/01/2017  
Description of Property:  
31-26-16-0110-00300-0070  
ADELL GARDENS PB 5 PG 29 LOTS 7-8 BLOCK 3 OR 4069 PG 504  
Name(s) in which assessed: STEPHEN MATHEWSON CORNELIA MATHEWSON  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01048P

## SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2020CP575-WS Division I IN RE: ESTATE OF ZLATKA SOTOMAYOR 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 Zlatka Sotomayor, deceased, 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 February 9, 2020; that the total value of the estate is \$5,842.00 and that the names and addresses of those to whom it has been assigned by such order are:  
NAME ADDRESS  
Josef Srp 352 Wagner Avenue,  
PO Box 761  
Fleischmanns, NY 12430  
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 June 19, 2020.  
**Person Giving Notice:**  
**Josef Srp**  
352 Wagner Avenue, PO Box 761  
Fleischmanns, New York 12430  
Attorney for Person Giving Notice:  
David A. Hook, Esq.  
E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
June 19, 26, 2020 20-01070P

## SECOND INSERTION

Notice of Application for Tax Deed 2019XX000395TDAXXX  
NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1601123  
Year of Issuance: 06/01/2017  
Description of Property:  
34-24-16-0050-00000-0340  
GARDEN TERRACE SECTION ONE PB 7 PG 23 LOT 35 & N1/2 OF LOT 34 OR 3546 PG 1375  
Name(s) in which assessed: JAMES R YEAGER  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01040P

## SECOND INSERTION

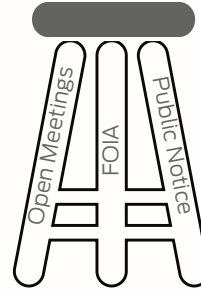
Notice of Application for Tax Deed 2019XX000402TDAXXX  
NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 1601188  
Year of Issuance: 06/01/2017  
Description of Property:  
34-24-16-013A-00000-2130  
LAKESIDE WOODLANDS SEC 2 PB 18 PGS 48 & 49 LOT 213 OR 1645 PG 1186  
Name(s) in which assessed: ESTATE OF PATRICIA DIANE CARLSON  
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 July 23, 2020 at 10:00 am.  
June 02, 2020  
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
By: Denisse Bonilla Deputy Clerk  
June 19, 26; July 3, 10, 2020  
20-01042P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2020CP848WS Division: I IN RE: ESTATE OF ANN ZIZZO, aka ANN SCAMPINI ZIZZO Deceased.**  
The administration of the estate of ANN ZIZZO, also known as ANN SCAMPINI ZIZZO, deceased, whose date of death was December 27, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: June 19, 2020.  
Signed on this 28 day of May, 2020.  
**SUSAN D. CARONIA**  
**Personal Representative**  
306 Hillview Drive  
Nazareth, PA 18064-8554  
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  
June 19, 26, 2020 20-01060P

# 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**
- Independence**
- Verifiability**
- Archivability**

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

Newspapers remain the primary vehicle for public notice in **all 50 states**

## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

**Stay Informed, It’s Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### Types Of Public Notices

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