

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that NORBERT VARGAS, owner, desiring to engage in business under the fictitious name of BAY AREA POWER WASHING SOLUTIONS located at 9921 AETNA LN, PORT RICHEY, FL 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 3, 2020 20-01107P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that CRIMSON FORCE INC., owner, desiring to engage in business under the fictitious name of ATARAXIS WELLNESS CENTER located at 9718 PATRICIAN DR, NEW PORT RICHEY, FL 34655 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.
July 3, 2020 20-01109P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that TAMPA WOMENS 500 CLUB INC., owner, desiring to engage in business under the fictitious name of RL LEAGUES (MONDAY MADNESS, MENS NIGHT OUT, LAKERETTES, JUST FOR FUN, JACKS AND JANES ,THURS. SCRATCH TRIOS,ROYAL LANES) located at 6749 LAKE IRENE DR, 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.
July 3, 2020 20-01111P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 19-CC-3768
BRIARWOODS HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
WAYNE H. FRENCH, MARIA T. FRENCH, SUNTRUST BANK and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:
Lot 31, Briarwoods Phase 2, according to the plat thereof as recorded in Plat Book 19, Page 101-103, Public Records of Pasco County, Florida. With the following street address: 18604 White Pine Circle, Hudson, FL 34667.
at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on July 30, 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.
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 1st day of July, 2020.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg
(dan@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff Briarwoods Homeowners Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 3, 10, 2020 20-01116P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 19-CC-3768
BRIARWOODS HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
WAYNE H. FRENCH, MARIA T. FRENCH, SUNTRUST BANK and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:
Lot 31, Briarwoods Phase 2, according to the plat thereof as recorded in Plat Book 19, Page 101-103, Public Records of Pasco County, Florida. With the following street address: 18604 White Pine Circle, Hudson, FL 34667.
at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on July 30, 2020.
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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 1st day of July, 2020.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg
(dan@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff Briarwoods Homeowners Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 3, 10, 2020 20-01116P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/18/2020, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
1D4GP24R36B663674 2006 DODGE
July 3, 2020 20-01114P

NOTICE OF PUBLIC SALE:

Notice is hereby given that 7/17/2020 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1973 CONC #3334245131. Last Tenants: Leslie M Fogle. Sale to be held at Orangewood Lakes Mobile Home Community Inc-7850 Oldfield Rd, New Port Richey, FL 34653, 727-842-6255.
July 3, 10, 2020 20-01123P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that GUY PETER CAROSA and SAVELA ANDREA SAVVA, owners, desiring to engage in business under the fictitious name of DELISH GOURMET CAFE located at 9945 TRINITY BLVD., SUITE 102, TRINITY, FL 34655 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.
July 3, 2020 20-01112P

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

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that MICHAEL T EIKENBERRY, owner, desiring to engage in business under the fictitious name of EIKENFISH AQUATIC ADVENTURES located at 3900 STRATFIELD DR., NEW PORT RICHEY, FL 34652 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.
July 3, 2020 20-01108P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that OSCAR GOMEZ, owner, desiring to engage in business under the fictitious name of TAQUERIA MI TAQUITO located at 3510 GRAND BLVD, NEW PORT RICHEY, FLORIDA 34652 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.
July 3, 2020 20-01110P

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 8 Minute Body located at 16515 LAKE CHURCH DR in the City of ODESSA, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of June, 2020.
BEACH ATHLETIC MANAGEMENT COMPANY LLC
July 3, 2020 20-01113P

FIRST INSERTION

Notice Under Fictitious Name Law
Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Navigil located at 3739 Pinehurst Dr., Holiday, FL 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Pasco County Florida, this 1st day of July 2020
July 3, 2020 20-01124P

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" on 07/27/20 AT 10am Honest Engine 35646 State Rd 54 W
04 CHRY 2C8GM68454R581910
\$1095.00
July 3, 2020 20-01115P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/18/2020, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
1D4GP24R36B663674 2006 DODGE
July 3, 2020 20-01114P

NOTICE OF PUBLIC SALE:

Notice is hereby given that 7/17/2020 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109: 1973 CONC #3334245131. Last Tenants: Leslie M Fogle. Sale to be held at Orangewood Lakes Mobile Home Community Inc-7850 Oldfield Rd, New Port Richey, FL 34653, 727-842-6255.
July 3, 10, 2020 20-01123P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that GUY PETER CAROSA and SAVELA ANDREA SAVVA, owners, desiring to engage in business under the fictitious name of DELISH GOURMET CAFE located at 9945 TRINITY BLVD., SUITE 102, TRINITY, FL 34655 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.
July 3, 2020 20-01112P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512020CP000885CPAXWS
Division I
IN RE: ESTATE OF CAROL JEAN WARREN AKA CAROL J. WARREN
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 CAROL JEAN WARREN aka CAROL J. WARREN, deceased, File Number 512020CP000885CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was April 20, 2020; that the total value of the estate is \$14,138.84 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
BETTY MOORE
246 Grace Avenue
Canonsburg, PA 15317
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 July 3, 2020.
Person Giving Notice:
BETTY MOORE
246 Grace Avenue
Canonsburg, Pennsylvania 15317
Attorney for Person Giving Notice
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
maryellen.leone@gmail.com
July 3, 10, 2020 20-01104P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 20-CP-000846
IN RE: ESTATE OF DWIGHT GREGORY SAWINSKI,
Deceased.

The administration of the estate of Dwight Gregory Sawinski, deceased, whose date of death was May 18, 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 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 July 3, 2020.

Personal Representative:
Kevin Sawinski
7609 W. Caracas Street
Tampa, Florida 33615
Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, FL 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com
July 3, 10, 2020 20-01105P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 20-CP-000875
IN RE: ESTATE OF ARTHUR W. SNYDER,
Deceased.

The administration of the estate of ARTHUR W. SNYDER, deceased, whose date of death was April 3, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, 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: July 3, 2020.
Signed on this 18th day of June, 6/26/2020.
s/ Daniel C. Snyder
DANIEL C. SNYDER
Personal Representative
1459 W. Lawrence Avenue
Apt. 3A
Chicago, Illinois 60640
s/ Jamil G. Daoud
JAMIL G. DAUD, ESQ.
Attorney for Personal Representative
Florida Bar No. 25862
Foley & Lardner LLP
100 North Tampa Street,
Ste. 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
Secondary Email: lgarrard@foley.com
4823-7079-3665.1
July 3, 10, 2020 20-01103P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512020CP000695
CPAXWS
Division J
IN RE: ESTATE OF ELENA S. CALAFORRA,
Deceased.

The administration of the estate of ELENA S. CALAFORRA, deceased, whose date of death was April 17, 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 name of the personal representative and the name and address 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 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 July 3, 2020.

ELLEN SIENA
ASSOULINE & BERLOWE, P.A.
213 E. Sheridan Street, Suite 3
Dania Beach, Florida 33004
Telephone: (954)929-1899
Facsimile: 954-922-6662
By: /s/ Jason L. Steinman
Jason L. Steinman (FBN 643416)
jls@assoulinerlowe.com
Secondary: dvk@assoulinerlowe.com
July 3, 10, 2020 20-01120P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-20-CP-0813-WS
Section J
IN RE: ESTATE OF JOSETTE D. SLONE aka JOSETTE DANIELLE SLONE
Deceased.

The administration of the estate of Josette D. Slone aka Josette Danielle Slone, deceased, whose date of death was June 7, 2019, 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 JULY 3, 2020.
Personal Representative:
Steven Ray Dyer
7748 Prospect Hill Circle
New Port Richey, FL 34654
Attorney for Personal Representative:
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 346535
deg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111
July 3, 10, 2020 20-01106P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512020CP000693CPAXWS
IN RE: ESTATE OF JOSEPH DAVID RUGGIERO,
Deceased.

The administration of the estate of JOSEPH DAVID RUGGIERO, 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 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 3, 2020.

WANDA RUGGIERO,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
July 3, 10, 2020 20-01121P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512020CP000849
CPAXWS
IN RE: ESTATE OF HELEN ASDOURIAN
Deceased.

The administration of the estate of HELEN ASDOURIAN, deceased, whose date of death was April 27, 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 July 3, 2020.
Personal Representative:
DONALD R. RIETSCH
10820 State Road 54, Suite 202
Trinity, FL 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
July 3, 10, 2020 20-01122P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2020CP000662CPAXES
Division PROBATE
IN RE: ESTATE OF BARBARA ANN DAVIS
Deceased.

The administration of the estate of BARBARA ANN DAVIS deceased, whose date of death was FEBRUARY 4, 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 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 July 3, 2020.

Personal Representative:
JOHN OWEN DAVIS II
401 N. Oregon Avenue, Unit #6,
Tampa, FL 33606
Attorney for Personal Representative:
SAMANTHA HEATON, ESQUIRE
Email Addresses:
SHEATON@KULZERDIPADOVA.COM
JMF@KULZERDIPADOVA.COM
Florida Bar No. 1010514
76 EAST EUCLID AVENUE,
SUITE 300
HADDONFIELD, NJ 08033-2342
Telephone: 856-795-7744
July 3, 10, 2020 20-01118P

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

LV10183

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:

2018CA003953CAAXES
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES

2005-BC2,
Plaintiff, vs.
MATTHEW R. JACOBSEN A/K/A MATTHEW REED JACOBSEN, JR.; MANDI MONIQUE EDWARDS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Consent Final Judgment of Foreclosure dated April 1, 2020, and entered in Case No. 2018CA003953CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-BC2, is Plaintiff and MATTHEW R. JACOBSEN A/K/A MATTHEW REED JACOBSEN, JR.; MANDI MONIQUE EDWARDS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.pasco.realforeclose.com at 11:00 a.m. on the 30th day of July, 2020, the following described property as set forth in said Uniform Consent Final Judgment, to wit:

THE SOUTH 75 FEET OF

LOTS 9 AND 10, BLOCK 4, CONGRESS PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FL; LESS AND EXCEPT RIGHT OF WAY FOR 7TH STREET, ALSO KNOWN AS U.S. HIGHWAY 301.

Property Address: 37847 Coleman Avenue, Dade City, Florida 33525

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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: June 2, 2020
McCabe, Weisberg & Conway, LLC.
By: /s/ Robert A. McLain
Robert A. McLain, Esq.
FL Bar No. 195121
McCabe, Weisberg & Conway, LLC
Attorney for Plaintiff
500 S. Australian Avenue, Suite 1000
West Palm Beach, Florida, 33401
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 18-401025
July 3, 10, 2020 20-01101P

FIRST INSERTION

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

CASE NO.:

2019CA002259CAAXWS
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
CHRISTINE M. MARQUEZ A/K/A CHRISTINE HEADEN A/K/A CHRISTINE MARQUEZ A/K/A CHRISTINE HEADEN REGINALD A/K/A CHRISTINE M. LOPEZ, et al Defendants.

RE-NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on May 27, 2020 in Case No. 2019CA002259CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for PASCO COUNTY, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is Plaintiff, and CHRISTINE M. MARQUEZ A/K/A CHRISTINE HEADEN A/K/A CHRISTINE MARQUEZ A/K/A CHRISTINE HEADEN REGINALD A/K/A CHRISTINE M. LOPEZ, et al are Defendants, the clerk, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash, beginning at 11:00 AM www.pasco.realforeclose.com, in accordance with Chapter 45, Florida Statutes, on the 28 day of July, 2020, the following described property as set forth in said Final Judgment, to wit:

LOT 139 COUNTRY CLUB ESTATES UNIT 1-C ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 24, PUBLIC RECORDS OF PASCO COUNTY FLORIDA

If you are a person claiming a right to

funds remaining after the sale, you must file a claim with the clerk no later than the date that the clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.

If you are a person with a disability who needs any accommodation 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 seven (7) days; if you are hearing or voice impaired, call 711.

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

Dated: June 26, 2020
Phelan Hallinan Diamond & Jones, PLLC
Attorneys for Plaintiff
2001 NW 64th Street, Suite 100
Ft. Lauderdale, FL 33309
Tel: 954-462-7000
Fax: 954-462-7001
Service by email:
FL.Service@PhelanHallinan.com
By: /s/ Heather Griffiths
Phelan Hallinan Diamond & Jones, PLLC
Heather Griffiths, Esq.,
Florida Bar No. 0091444
PH # 95356
July 3, 10, 2020 20-01102P

FIRST INSERTION

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

51-2016-CA-002600-CAAX-WS
STONEGATE MORTGAGE CORPORATION,
Plaintiff, vs.
GEORGE H. MCCOY; JENNIFER D. MCCOY A/K/A JENNIFER MCCOY, ET AL.

Defendants
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2017, and entered in Case No. 51-2016-CA-002600-CAAX-WS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. STONEGATE MORTGAGE CORPORATION (hereafter "Plaintiff"), is Plaintiff and GEORGE H. MCCOY; JENNIFER D. MCCOY A/K/A JENNIFER MCCOY; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 4TH day of AUGUST, 2020, the following described property as set forth in said Final Judgment, to wit:

LOT 37 AND THE WEST 1/2 OF LOT 38, 4-LAKES ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 162, IN THE PUBLIC RECORDS OF PASCO COUN-

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

If you are a person with a disability who needs 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.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/Tammi Calderone
Tammi M. Calderone, Esq.
Florida Bar #: 84926
Email: TCalderone@vanlawfl.com
FN8876-16SM/dr
July 3, 10, 2020 20-01119P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2020CC000949

KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
JEREMY J. HAZELTINE; UNKNOWN SPOUSE OF JEREMY J. HAZELTINE; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 536, KEY VISTA PHASE 2, according to the Plat thereof as recorded in Plat Book 40, Pages 121 through 128, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 2708 Dolphin Watch Court, Holiday, FL 34691 at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on July 30, 2020.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

MENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. 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. 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.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
July 3, 10, 2020 20-01117P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 20-CC-000204-WS

THE OAKS AT RIVER RIDGE HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
JOHN FERDINAND; EILEEN FERDINAND; JOHN J. FERDINAND; UNKNOWN SPOUSE OF JOHN J. FERDINAND; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, Clerk of Court, will sell all the property situated in Pasco County, Florida described as:

Lot 513, THE OAKS AT RIVER RIDGE, UNIT THREE-A, according to the Plat thereof as recorded in Plat Book 25, Page 136-137, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 10828 Belmont Drive, New Port Richey, FL 34654 at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on July 28, 2020.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. 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. 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.

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
July 3, 10, 2020 20-01100P

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SUBSEQUENT INSERTIONS

THIRD 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.

THIRD 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.

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2019CA003351CAAXWS
GERALD HERTZ AND FAY HERTZ, as Co-Trustees of the GERALD HERTZ REVOCABLE TRUST AGREEMENT DATED 5/31/07, Plaintiff, vs.

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.

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.

SECOND 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.

SECOND 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.

SECOND 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:

SECOND 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; RICKEY MAHARAJ; UNKNOWN SPOUSE RICKEY MAHARAJ; SUNTRUST BANK; FLORIDA HOUSING FINANCE CORP; SUNCOAST POINTE HOMEOWNERS ASSOCIATION INC.; PASCO COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT III/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).

and entered in Case No. 512019CA000429CAAXES 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; RICKEY MAHARAJ; UNKNOWN SPOUSE RICKEY MAHARAJ; SUNTRUST BANK; FLORIDA HOUSING FINANCE CORP; SUNCOAST POINTE HOMEOWNERS ASSOCIATION INC.; PASCO COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT III/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 Courthouse. 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

FOURTH 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 PAUER/Nikki 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

THIRD INSERTION

Notice of Application for Tax Deed 2019XX000274TDAXXX
NOTICE IS HEREBY GIVEN, That ST 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 2, 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

THIRD INSERTION

Notice of Application for Tax Deed 2019XX000274TDAXXX
NOTICE IS HEREBY GIVEN, That ST 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 2, 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

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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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

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

Business Observer
June 19, 26; July 3, 10, 2020 20-01034P

Business Observer
June 26; July 3, 2020 20-01082P

THIRD 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 #: 1406631
 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

THIRD 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 UN-REC 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: Denisse Bonilla
 Deputy Clerk
 June 19, 26; July 3, 10, 2020
 20-01045P

THIRD 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

THIRD 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

THIRD 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. 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.
Personal Representative:
JERILYN LOWE
 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

THIRD 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

THIRD 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 #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

THIRD 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

THIRD 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. 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

THIRD 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

THIRD 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
 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 33544
 Telephone: (813) 929-7300
 E-Mail: daw@jowanna.com
 Secondary E-Mail:
 weterlawinfo@gmail.com
 June 26; July 3, 2020 20-01086P

THIRD 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

THIRD 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. 51-2020-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

SECOND 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.
Person 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

SECOND 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

SECOND 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 ALABIDI,
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 cause, 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. TO-
GETHER 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

SECOND 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 K. 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: sww@wienerlaw.com
June 26; July 3, 2020 20-01099P

SECOND 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

SECOND 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 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 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 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:0109559/FBN:844675
Lawoffice@tampabay.rr.com
June 26; July 3, 2020 20-01085P

SECOND 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 There-
of as Recorded in Plat Book 33,

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, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST MARJORIDELE
WAGNER, DECEASED, et al,
Defendant(s).
To:
THE UNKNOWN SUCCESSOR
TRUSTEE OF THE MARJORIDELE
E. WAGNER UTD MARCH 8, 1988-
TITLEHOLDER
Last Known Address: Unknown
Current Address: Unknown
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST MARJORIDELE E. WAGNER, DECEASED
Last Known Address: Unknown
Current Address: Unknown
UNKNOWN BENEFICIARIES OF THE UTD MARCH 8, 1988

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

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

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: jbair@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

SECOND INSERTION

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

SECOND INSERTION

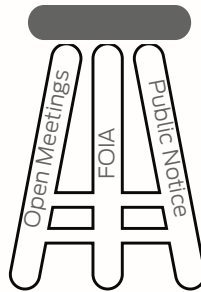
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case No. 2018 CA 003285 CAAXWS
REGIONS BANK,
Plaintiff, v.
THE DAN WRIGHT CORP.,
KENNETH B. PARR, Individually,
and as Successor Trustee of the
Revocable Trust Agreement of Mary
Lou Wright dated March 10, 1997,
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 Records 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, 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

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 00°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 00°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 Locust 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 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 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: rcohn@burr.com
Secondary e-mail: payers@burr.com & dmorse@burr.com
Attorney for Regions Bank
43676172 v1
June 26; July 3, 2020 20-01075P

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
-  Land and Water Use
-  Meeting Minutes or Summaries
-  Creation of Special Tax Districts
-  Agency Proposals
-  School District Reports
-  Proposed Budgets and Tax Rates
-  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

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

FLORIDA’S NEWSPAPER FOR THE C-SUITE
Business Observer
BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

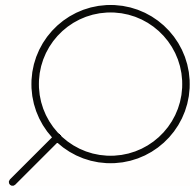


Citizens continue to learn about vital civic matters from newspaper notices.

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

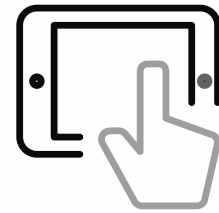
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



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

Citizen Participation Notices

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