

## PASCO COUNTY LEGAL NOTICES

## 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 Magically Modern located at 28674 Birdwatch Loop #204, in the County of Pasco, in the City of Wesley Chapel, Florida 33543, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel, Florida, this 17th day of November, 2020.  
Kimberly Gleason  
November 20, 2020 20-01818P

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that UNIVERSAL MALL LP, OWNER, desiring to engage in business under the fictitious name of UNIVERSAL PLAZA located at 3501-3659 UNIVERSAL PLAZA, 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.  
November 20, 2020 20-01819P

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that UAH TAMPA I LLC, owner, desiring to engage in business under the fictitious name of NEW RIVER GARDENS MOBILE HOME PARK, located at 4612 TERESA ROAD, ORLANDO FL 32808, intends to register the same name in PASCO COUNTY with the Division of Corporation, Florida Department of State, pursuant to Section 865.09, Florida Statutes.  
November 20, 2020 20-01822P

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that MARINA LISSETTE BLANDINO, OWNER, desiring to engage in business under the fictitious name of BOHONERD located at 7310 STAR DUST DR, PORT RICHEY, FLORIDA 34668 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
November 20, 2020 20-01820P

## FIRST INSERTION

Notice of Application for Tax Deed  
2020XX000088TDAXXX  
NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTFCFMT 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 #: 1603775  
Year of Issuance: 06/01/2017  
Description of Property:  
06-26-16-0070-00100-0090  
BAYOU VW B 2 P 53 LOT 9 BK 1  
Name(s) in which assessed:  
ESTATE OF TRULA M BARRETT  
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 December 17, 2020 at 10:00 am.  
November 6, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
November 20, 2020 20-01793P

## NOTICE OF PUBLIC SALE

Property owner gives notice and intent to sell, for nonpayment of storage fees the following mobile homes on 12/3/20 at 8:30 AM at 14026 Old Dixie Hwy., Hudson, FL 34667. Said property owner reserves the right to accept or reject any and all bids.  
90 DEST VIN# D13PM23060  
86 SEBR VIN# 1S9S35205G1100133  
89 DREA VIN# 1EH4L3322K7901083  
November 20, 27, 2020 20-01815P



**SAVE TIME**

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

## 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 BRLINE : Located at 9021 SHAL-LOWFORD LN County of, PASCO in the City of PORT RICHEY: Florida, 34668-4837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida  
Dated at PORT RICHEY Florida, this November: day of 12, 2020 :  
JANICLJEVIC IVO  
November 20, 2020 20-01817P

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that VESANA TECH LLC, OWNER, desiring to engage in business under the fictitious name of PROPERTY QUICK SOLUTIONS LLC located at 27453 CASHFORD CIR, UNIT 101, WESLEY CHAPEL, FLORIDA 33544 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.  
November 20, 2020 20-01821P

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that UAH TAMPA I LLC, owner, desiring to engage in business under the fictitious name of PLEASANT VILLAGE GARDENS MOBILE HOME PARK, located at 4612 TERESA ROAD, ORLANDO FL 32808, intends to register the same name in PASCO COUNTY with the Division of Corporation, Florida Department of State, pursuant to Section 865.09, Florida Statutes.  
November 20, 2020 20-01823P

## FIRST INSERTION

## NOTICE TO CREDITORS (Intestate)

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO:  
512020CP001567CPAXWS  
IN RE: ESTATE OF  
NANCY PIPITONE,  
Aka: NANCY DUNGEY,  
Decedent.

The administration of the Estate of Nancy Pipitone, aka: Nancy Dungey, Deceased, whose date of death was August 25, 2020; Case Number 512020CP001567CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The name and address of the Personal Representative are Susan Dungey, 8626 Bonaire Bay Lane #101, Tampa, FL 33614, and the name and address of the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmaturred, contingent or unliquidated claims, 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 CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is November 20, 2020.  
CARR LAW GROUP, P.A.  
Lee R. Carr, II, Esquire  
111 2nd Avenue Northeast, Suite 1404  
St. Petersburg, FL 33701  
Voice: 727-894-7000  
Fax: 727-821-4042  
Primary email address:  
lcarr@carlawgroup.com  
Secondary email address:  
pcardinal@carlawgroup.com  
November 20, 27, 2020 20-01805P

## NOTICE OF PUBLIC SALE

Property owner gives notice and intent to sell, for nonpayment of storage fees the following vehicle on 12/3/20 at 8:30 AM at 11850 Bruin Dr., New Port Richey, FL 34654. Said property owner reserves the right to accept or reject any and all bids.  
99 UTIC VIN# 1UYVS253XXP653002  
November 20, 27, 2020 20-01816P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512020CP001426CPAXWS  
Section A  
IN RE: ESTATE OF  
SAMUEL L. BARNHART  
Deceased.

The administration of the estate of Samuel L. Barnhart, deceased, whose date of death was August 23, 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 34684. 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 November 20, 2020.

Personal Representative:  
Justin Robert Barnhart  
18049 Oaklawn Drive  
Spring Hill, FL 34610  
Attorney for Personal Representative:  
Amanda O. Singleton, Attorney  
Florida Bar Number: 0015957  
Singleton Legal PLLC  
425 22nd Avenue N., Suite D  
SAINT PETERSBURG, FL 33704  
Telephone: (727) 755-4316  
Fax: (727) 234-8183  
E-Mail: amanda@singletonlegal.com  
November 20, 27, 2020 20-01813P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512020CP001627CPAXWS  
Division I  
IN RE: ESTATE OF  
MARY ANN HARRIS AKA  
MARY A. HARRIS  
Deceased.

The administration of the estate of MARY ANN HARRIS aka MARY A. HARRIS, deceased, whose date of death was July 31, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 20, 2020.

Personal Representative:  
BRENDA L. THRASHER  
4528 Tilbury Drive  
San Jose, California 95130  
Attorney for Personal Representative  
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  
Secondary E-Mail:  
maryellen.leone@gmail.com  
November 20, 27, 2020 20-01829P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Ref #512020CP001608CPAXWS  
In re: Estate of  
BRENT COVERT,  
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is PASCO County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is September 27, 2020

The date of first publication of this notice is November 20, 2020.

Personal Representative:  
SANDRA SCOTT-MOONEY  
334 East Lake Road, #347  
Palm Harbor, FL 34685  
Attorney for Personal Representative:  
NICOLAS S. ROBINSON, ESQ.  
NICOLAS S. ROBINSON, P.A.  
6671 - 13th Ave N, Ste 1A  
St. Petersburg, FL 33710  
Email: nick@nickrobinsonlaw.com  
T: (727) 490-8611  
F: (855) 448-9843  
Fla. Bar # 88797  
November 20, 27, 2020 20-01811P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512020CP001598 CPAXES  
Division A  
IN RE: ESTATE OF  
MAURICE A. SANDERS  
Deceased.

The administration of the estate of Maurice A. Sanders, deceased, whose date of death was July 1, 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 November 20, 2020.

Personal Representative:  
Malik Sanders  
1405 Windjammer Loop  
Lutz, Florida 33559  
Attorney for Personal Representative:  
/s/ William Rambaum  
William Rambaum, Attorney  
Florida Bar Number: 0297682  
3684 Tampa Road, Suite 2  
Oldsmar, FL 34677  
Telephone: (727) 781-5357  
Fax: (727) 781-1387  
E-Mail:  
brambaum@rambaumlaw.com  
Secondary E-Mail:  
jherny@rambaumlaw.com  
November 20, 27, 2020 20-01810P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2020-CP-1382  
IN RE: ESTATE OF  
GRANVILLE EARL TURNER  
Deceased.

The administration of the estate of GRANVILLE EARL TURNER, deceased, whose date of death was September 1, 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: November 20, 2020.

Personal Representative:  
NICOLE HOVIS  
5415 NW Surf Side Dr  
Altha, Florida 32421  
Attorney for Personal Representative:  
David J. Day, Esq.  
Florida Bar Number: 128352  
Day Law Office  
4108 Deltona Blvd  
Spring Hill, FL 34606  
Telephone: (352) 684-6545  
Fax: (352) 684-4529  
E-Mail: davidday.daylaw@gmail.com  
Secondary E-Mail:  
transcribe123@gmail.com  
November 20, 27, 2020 20-01806P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 512020CP001431CPAXES  
IN RE: ESTATE OF  
DEBORAH LYNN MILLER,  
Deceased.

The administration of the estate of DEBORAH LYNN MILLER, deceased, whose date of death was July 2, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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: November 20, 2020.

GINGER LYNN MORENO  
Personal Representative  
14318 Banner Street  
Taylor, MI 48180  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B.  
Tampa, FL 33612  
Telephone: (813)265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
mmerk@hnh-law.com  
November 20, 27, 2020 20-01808P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO: 20-CP-1237-ES  
IN RE: ESTATE OF  
ARTHUR R. BESINGER,  
Deceased.

The administration of the Estate of ARTHUR R. BESINGER, deceased, whose date of death was June 19, 2020, Case Number 20-CP-1237-ES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

NAME ADDRESS  
RELATIONSHIP  
Sandy L. Besinger  
218 Diamond Court,  
Jacksonville, NC 28546  
Daughter

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

All other creditors of the decedent and other persons having claims or demands against 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 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 the 20 day of November 2020.

Personal Representative:  
Sandy L. Besinger,  
218 Diamond Court,  
Jacksonville, NC 28546  
Attorney for Personal Representative:  
ELIZABETH G. DEVOLDER, ESQ  
FLORIDA BAR NUMBER: 124666  
DEVOLDER LAW FIRM, PLLC  
8709 Hunters Green Drive,  
Suite 101  
Tampa, Florida 33647  
Telephone: (813) 724-3880  
E-Mail: edevolder@devolderlaw.com  
November 20, 27, 2020 20-01807P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2020CP000818CPAXES  
IN RE: ESTATE OF  
JIMMY ROSS CALDWELL, SR.  
Deceased.

The administration of the estate of Jimmy Ross Caldwell, Sr., deceased, whose date of death was December 10, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 20, 2020.

Velvet Caldwell,  
Personal Representative  
32908 Estate Garden Drive  
Wesley Chapel, Florida 33545  
Karen D. Fultz, Esquire  
Attorney for Estate of Jimmy Caldwell  
FL Bar No. 112497  
Sheeche & Associates, P.A.  
9830 Southwest 77th Avenue, Suite  
215  
Miami, Florida 33156  
(678) 777-8447  
kfulz@sheecheandassociates.com  
November 20, 27, 2020 20-01812P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
51-2020-CP-001570-CPAXES  
IN RE: ESTATE OF  
ROBERT CARL HASTY,  
a/k/a ROBERT C. HASTY,  
Deceased.

The administration of the estate of ROBERT CARL HASTY, a/k/a ROBERT C. HASTY, deceased, whose date of death was September 10, 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: November 20, 2020.

Signed on this 11th day of November, 2020.

## BRENDA HALPIN

## Personal Representative

28826 Falling Leaves Way  
Wesley Chapel, Florida 33543  
/s/ Nicholas J. Grimaudo  
NICHOLAS J. GRIMAUDDO  
Attorney for Personal Representative  
Florida Bar No. 71893  
JOHNSON, POPE, BOKOR,  
RUPPEL & BURNS, LLP  
911 Chestnut Street  
Clearwater, Florida 33756  
Telephone: 727-461-1818  
Facsimile: 727-462-0365  
Email: nicholasg@jpfirm.com  
Secondary Email: jonim@jpfirm.com  
November 20, 27, 2020 20-01809P

## FIRST INSERTION

LETTER OF ADMINISTRATION  
(single personal representative)  
IN THE CIRCUIT COURT FOR PASCO  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
IN RE: ESTATE OF  
David W. Engberg  
Deceased.

TO ALL WHOM IT MAY CONCERN  
WHEREAS, David W. Engberg resident of Pasco County, Florida died on November 23, 2019, owning assets in the State of Florida, and

WHEREAS, Debra A. Hinkle has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letter of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Debra A. Hinkle duly qualified under the laws of the State of Florida to act as personal representative of the estate of David W. Engberg, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

The date of first publication of this notice is November 20, 2020.

ORDERED on this 13 day of Nov, 2020.

James R. Stearns  
Circuit Judge  
November 20, 27, 2020 20-01828P

## FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA

CASE NO.:  
2019CA002382CAAXWS  
WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR SECURITIZED ASSET  
BACKED RECEIVABLES LLC  
TRUST 2006-OP1, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-OP1,  
Plaintiff, vs.  
PATRICIA G. CAMPBELL A/K/A  
PATRICIA CAMPBELL A/K/A  
PATTI CAMPBELL; UNKNOWN  
SPOUSE OF PATRICIA G.  
CAMPBELL A/K/A PATRICIA  
CAMPBELL A/K/A PATTI  
CAMPBELL; PINWOOD VILLAS  
HOMEOWNER'S ASSOCIATION,  
INC.; TD BANK USA, NATIONAL  
ASSOCIATION, AS SUCCESSOR  
IN INTEREST TO TARGET  
NATIONAL BANK / TARGET;  
DISCOVER BANK;  
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated October 13, 2020, and entered in Case No. 2019CA-002382CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-OP1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OP1, is Plaintiff and PATRICIA G. CAMPBELL A/K/A PATRICIA CAMPBELL A/K/A PATTI CAMPBELL; UNKNOWN SPOUSE OF PATRICIA G. CAMPBELL A/K/A PATTI CAMPBELL; PINWOOD VILLAS HOMEOWNER'S ASSOCIATION, INC.; TD BANK USA, NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO TARGET NATION-

AL BANK / TARGET; DISCOVER BANK, 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 14th day of January, 2021, the following described property as set forth in said Final Judgment, to wit:  
LOT 91, PINWOOD VILLAS, PHASE 3, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 72 AND 73, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 4320 Fern Glen Street, Holiday, Florida 34691

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: 11/16/2020  
McCabe, Weisberg & Conway, LLC  
By: /s/ Robert A. McLain  
Robert McLain, Esq.  
FL Bar No. 195121  
McCabe, Weisberg & Conway, LLC  
500 S. Australian Ave., Suite 1000  
West Palm Beach, Florida, 33401  
Telephone: (561) 713-1400  
Email: FLleadings@mwc-law.com  
File No: 19-400400  
November 20, 27, 2020 20-01799P

## 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.:  
2019CA001882CAAXWS  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR SECURITIZED ASSET  
BACKED RECEIVABLES LLC  
TRUST 2007-BR1, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2007-BR1,  
Plaintiff, vs.  
ROBERT P. CONRAD A/K/A  
ROBERT CONRAD A/K/A  
ROBERT PAUL CONRAD, SR.  
A/K/A ROBERT P. CONRAD, SR.  
A/K/A ROBERT CONRAD, SR.  
A/K/A ROBERT PAUL CONRAD;  
UNKNOWN SPOUSE OF ROBERT  
P. CONRAD A/K/A ROBERT  
CONRAD A/K/A ROBERT PAUL  
CONRAD, SR. A/K/A ROBERT P.  
CONRAD, SR. A/K/A ROBERT  
CONRAD, SR. A/K/A ROBERT  
PAUL CONRAD; JANICE M.  
CONRAD A/K/A JANICE MAY  
CONRAD A/K/A JANICE CONRAD;  
PASCO COUNTY, FLORIDA;  
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated August 14, 2020, and entered in Case No. 2019CA001882CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR1, is Plaintiff and ROBERT P. CONRAD A/K/A ROBERT CONRAD A/K/A ROBERT PAUL CONRAD, SR. A/K/A ROBERT P. CONRAD, SR. A/K/A ROBERT PAUL CONRAD; UNKNOWN SPOUSE OF ROBERT P. CONRAD A/K/A ROBERT CONRAD A/K/A ROBERT PAUL CONRAD, SR. A/K/A ROBERT PAUL CONRAD; JANICE

M. CONRAD A/K/A JANICE MAY CONRAD A/K/A JANICE CONRAD; PASCO COUNTY, FLORIDA, 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 5th day of January, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 346, GULF HIGHLANDS, UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 127 THROUGH 129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 11807 Alpine Parkway, Port Richey, Florida 34668  
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: 11/18/2020.  
McCabe, Weisberg & Conway, LLC  
By: /s/ Robert A. McLain  
Robert McLain, Esq.  
FL Bar No. 195121  
McCabe, Weisberg & Conway, LLC  
500 S. Australian Ave., Suite 1000  
West Palm Beach, Florida, 33401  
Telephone: (561) 713-1400  
Email: FLleadings@mwc-law.com  
File No: 19-400290  
November 20, 27, 2020 20-01825P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2020CP001374CPAXWS  
IN RE: ESTATE OF  
KATHLEEN ANN STEWART,  
Deceased.

The administration of the estate of KATHLEEN ANN STEWART, deceased, whose date of death was August 10, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

Personal Representatives:  
BRUCE ROBERT STEWART  
6954 Turtleound Rd.  
New Smyrna Beach, Florida 32169  
COLLEEN STEWART-ANDERSON  
9020 Sharon Drive  
New Port Richey, Florida 34654  
Attorney for Personal Representatives:  
JONATHAN T. ANDERSON  
Attorney  
Florida Bar Number: 188530  
WOOD, SEITL & ANDERSON, P.A.  
3665 Bee Ridge Rd., Suite 300  
Sarasota, FL 34233  
Telephone: (941) 954-5772  
Fax: (941) 925-9164  
E-Mail: jonathan@wsa-law.com  
November 20, 27, 2020 20-01827P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA.  
CASE NO. 2019CA000125CAAXWS  
LOANCARE, LLC,  
PLAINTIFF, VS.  
WILLIAM C. JONES, ET AL.  
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 27, 2020 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on December 29, 2020, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 8, Block 7, Magnolia Valley, Unit 4, according to the plat thereof, as recorded in Plat Book 10, Page 149 and 150, of the Public Records of Pasco County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Tromberg Law Group, P.A.  
Attorney for Plaintiff  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email:  
tromberg@tromberglawgroup.com  
By: Princy Valiathodathil, Esq.  
FBN 70971  
Our Case #: 18-001836-FNMA-FST  
November 20, 27, 2020 20-01826P

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT IN AND  
FOR PASCO COUNTY FLORIDA  
CIVIL DIVISION  
CASE NO. 20-CA001297CAAXWS  
WILLIAM MORTGAGE COMPANY  
Plaintiff, vs.  
WENDY LYNN ZAFRAN AND  
RODNEY LEE POLANSKY,  
PASCO COUNTY UTILITIES  
C/OUTILITIES CUSTOMER  
INFORMATION AND SERVICES  
DEPARTMENT, CAPITAL CITY  
BANK, AND STATE OF FLORIDA  
Defendants

NOTICE IS HEREBY GIVEN that, pursuant to Order dated November 6, 2020 entered in this cause, in the Circuit Court of Pasco County, Florida, the Clerk of Court will sell the property situated in Pasco County, Florida, described as:

LOT 596, THE LAKES UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
Property Address: 9300 Whitman Lane, Port Richey, Florida 34668

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 a.m. on December 22, 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.

Joseph N Perlman, Esquire  
Attorney for Plaintiff  
JoePerlmanLawfirm@gmail.com  
28461 US 19 N  
CLEARWATER, FL 33761  
FBN: 376663  
Tel: 727-536-2711/  
fax 727-536-2714  
November 20, 27, 2020 20-01801P

## FIRST INSERTION

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

CASE NO.: 2018CA000319  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
FOR INDYMAC INDX MORTGAGE  
LOAN TRUST 2006-AR3,  
MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2006-AR3,  
Plaintiff, VS.  
BLACK POINT ASSETS INC., AS  
TRUSTEE OF THE 3715 MARBURY  
COURT LAND TRUST; et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 11, 2020 in Civil Case No. 2018CA000319, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR3 is the Plaintiff, and BLACK POINT ASSETS INC., AS TRUSTEE OF THE 3715 MARBURY COURT LAND; STAR POINTE CAPITAL, LLC AS TRUSTEE OF THE 3715 MC LAND TRUST; CARINA WELLS; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MOTOR CREDIT COMPANY; OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.; TRAVIS D. WELLS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on January 11, 2021 at 11:00:00 AM EST the following described real property as set forth in said

## FIRST INSERTION

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

CASE NO: 2018-CA-003001  
U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE, IN TRUST FOR  
HOLDERS OF THE HOMEBANC  
MORTGAGE TRUST 2005-5,  
MORTGAGE BACKED NOTES,  
Plaintiff, v.  
JACQUELINE SWIFT; ET AL.,  
Defendant(s),  
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated September 29, 2020, and the Order Cancelling and Rescheduling Foreclosure Sale dated October 27, 2020, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles, shall sell the subject property at public sale on the 10th day of December, 2020, at 11 a.m., to the highest and best bidder for cash, at www.pasco.realforeclose.com for the following described property:

LOT 89, PINE RIDGE AT SUGAR CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 41-52, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 13306 Old Florida Circle, Hudson, FL 34669.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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: November 13, 2020.  
BITMAN O'BRIEN & MORAT, PLLC  
/s/ Samantha M. Darrigo  
Samantha M. Darrigo, Esquire  
Florida Bar No.: 0092331  
sdarrigo@bitman-law.com  
svanegas@bitman-law.com  
Telephone: (407) 815-3110  
Attorney for Plaintiff  
November 20, 27, 2020 20-01795P

Final Judgment, to wit:  
LOT 4, OAKSTEAD PARCEL 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 16th day of November, 2020.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
1615 South Congress Avenue, Suite 200  
Delray Beach, FL 33445  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by  
Jennifer Travieso  
Date: 2020-11-16  
15:10:22  
Florida Bar #641065  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1221-1391B  
November 20, 27, 2020 20-01794P

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FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2019-CA-004065 DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. FRANCES M. GUARRACI, Defendants.

TO: FRANCES M. GUARRACI, address unknown. YOU ARE NOTIFIED that an action for declaratory relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff, DIRECT GENERAL INSURANCE COMPANY, through its counsel Robert K. Savage, Esq., whose address is 412 East Madison Street, Suite 815, Tampa, FL 33602, no later than 28 days after the first publication of this Notice, and file with the clerk of this Court, Nikki Alvarez-Sowles, whose address is 7530 Little Rd, New Port Richey, FL 34654, before service on Plaintiff, or immediately thereafter. If you fail to do so, a default may be entered against the relief demanded in the declaratory judgment action.

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

documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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: 11-16-2020 NIKKI ALVAREZ-SOWLES Clerk of the Court & Comptroller By: /s/ Cynthia Ferdon-Gaede As Deputy Clerk Nov. 20, 27; Dec. 4, 11, 2020 20-01814P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA001786CAAXES U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, vs. HERMAN SALAZAR, ET AL. Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 4, 2020, and entered in Case No. 2019CA001786CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3 (hereafter "Plaintiff"), is Plaintiff and HERMAN SALAZAR; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ACTING SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ACTING SOLELY AS NOMINEE FOR AMERICA'S WHOLESALE LENDER; ARROW FINANCIAL SERVICES; TIERRA DEL SOL HOMEOWNER'S ASSOCIATION, INC, 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 JANUARY, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 24, BLOCK 18, TIERRA DEL SOL PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED

IN PLAT BOOK 52, PAGES 70 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed 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: 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. Bar Number: 84926 Email: TCalderone@vanlawfl.com PHH14384-19/tro November 20, 27, 2020 20-01803P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 51-2015-CA-002030-ES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, v. ROBERT RICK APLIN, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 29, 2020, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, is the Plaintiff and ROBERT RICK APLIN; MICHELE L. APLIN; RED SUNSET HOMES LLC; WESLEY POINTE HOMEOWNERS ASSOCIATION INC.; and UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, are the Defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell to the highest and best bidder for cash, www.pasco.realforeclose.com at 11:00 a.m. on February 2, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 152, WESLEY POINTE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 16 THROUGH 19, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA (the "Property"). A/K/A: 6052 Sand Key Lane, Wesley Chapel, Pasco County,

Florida 33544. 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 SIXTY (60) DAYS AFTER THE SALE. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654, PHONE: 727.847.8110 (VOICE) IN NEW PORT RICHEY, 352.521.4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. DATED this 17th day of November, 2020. /s/ Amy B. Kisz By: Amy B. Kisz, Esq. Submitted by: McGlinchey Stafford Attorneys for Plaintiff 10407 Centurian Parkway North, Suite 200 Jacksonville, Florida 32256 Tel: (904) 224-4494 Fax: (904) 212-2015 fst@mcglinchey.com 1436172.1 November 20, 27, 2020 20-01800P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2018CA002663CAAXWS THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-SP1, Plaintiff, vs. JEFFREY V. ZILINSKI; SHAWN C. ZILINSKI, ET AL. Defendants NOTICE IS HEREBY GIVEN pursuant to an Order dated September 29, 2020, and entered in Case

No. 2018CA002663CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-SP1 (hereafter "Plaintiff"), is Plaintiff and JEFFREY V. ZILINSKI; SHAWN C. ZILINSKI, are defendants. Paula S. O'Neil, 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 5th day of JANUARY, 2021, the following described property as set forth in said Final Judgment, to wit:

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA001485CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1, Plaintiff, vs. CHRISTOPHER EXLER A/K/A CHRISTOPHER BRIAN EXLER; ANGELICA EXLER F/K/A ANGELICA RIVERA; UNITED STATES OF AMERICA ON BEHALF OF THE SMALL BUSINESS ADMINISTRATION, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 14, 2020, and entered in Case No. 2019CA001485CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-1, is Plaintiff CHRISTOPHER EXLER A/K/A CHRISTOPHER BRIAN EXLER; ANGELICA EXLER F/K/A ANGELICA RIVERA; UNITED STATES OF AMERICA ON BEHALF OF THE SMALL BUSINESS ADMINISTRATION, 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 12th day of January, 2021, the following

described property as set forth in said Final Judgment, to wit: LOT 805, REGENCY PARK, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7005 Rockwood Drive, Port Richey, Florida 34668 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:11/12/2020 McCabe, Weisberg & Conway, LLC By: /s/ Robert A. McLain Robert McLain, Esq. Fl Bar No. 195121 McCabe, Weisberg & Conway, LLC 500 S. Australian Ave., Suite 1000 West Palm Beach, Florida, 33401 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400254 November 20, 27, 2020 20-01798P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2017CA002540 Division J2 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF MARION BALDWIN F/K/A MARION HUFFART, DECEASED, KARL STONE, AS KNOWN HEIR OF MARION BALDWIN F/K/A MARION HUFFART, DECEASED, CORA ROTH, AS KNOWN HEIR OF MARION BALDWIN F/K/A MARION HUFFART, DECEASED, et al. Defendants. TO: CORA ROTH, AS KNOWN HEIR OF MARION BALDWIN F/K/A MARION HUFFART, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 5923 FLORIDA AVENUE NEW PORT RICHEY, FL 34652 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOTS 21, 22, AND 23, BLOCK 73, PORT RICHEY COMPANY REVISED PLAN FOR TOWN OF NEW PORT RICHEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. commonly known as 5923 FLORIDA AVE, NEW PORT RICHEY, FL 34652 has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 12-21-2020, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITIES ACT 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 November 16, 2020. CLERK OF THE COURT Nikki Alvarez-Sowles, Esq. P.O. Drawer 338 New Port Richey, Florida 34656-0338 By: /s/ Cynthia Ferdon-Gaede (COURT SEAL) Deputy Clerk Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 327878/1700848/wlp November 20, 27, 2020 20-01796P

FIRST INSERTION

LOT 2091, BEACON SQUARE, UNIT 18-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs 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 initi-

ated 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. Bar Number: 84926 Email: TCalderone@vanlawfl.com OC12431-18/tro November 20, 27, 2020 20-01804P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2019CA003453 Division J2 SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs. LAURA A. COPPOLA A/K/A LAURA ANN COPPOLA A/K/A LAURA ANN BOEGGEMAN A/K/A LAURA ANN COLANGELO, RONNIE C. HALEY, JR. AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 9, 2020, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: LOT 398, CREST RIDGE GARDENS, UNIT THREE, RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, and commonly known as: 4841 ZODIAC AVENUE, HOLIDAY, FL 34690; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on December 15, 2020 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 18 day of November, 2020. By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 246300/1910327/wll November 20, 27, 2020 20-01824P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 51-2019-CA-002375ES NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. MICHAEL JAMES LUDWIG, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2020, and entered in 51-2019-CA-002375ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MICHAEL JAMES LUDWIG; REGINA LUDWIG; LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSALYN C. FAIETA, DECEASED; MICHAEL J. LUDWIG, HEIR IN THE ESTATE OF ROSALYN KRAEMER LUDWIG; ARIELLE CECILLE LUDWIG, A MINOR BY AND THROUGH HER NATURAL GUARDIAN, MICHAEL J. LUDWIG; BRAYDEN MICHAEL LUDWIG, A MINOR BY AND THROUGH HER NATURAL GUARDIAN, MICHAEL J. LUDWIG; PATRIC JOSEPH FAIETA, HEIR IN THE ESTATE OF ROSALYN KRAEMER LUDWIG; BRITNEE FAIETA, HEIR IN THE ESTATE OF ROSALYN KRAEMER LUDWIG are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on December 01, 2020, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 3, EPPING FOREST AT LAKE BERNADETTE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 129-135, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5323 EPPING LANE, ZEPHYRHILLS, FL 33541 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 11 day of November, 2020. ROBERTSON, ANSCHUTZ & SCHNEID, P.L.L.C. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: /s/Tiffanie Waldman Tiffanie Waldman, Esquire Florida Bar No. 86591 Communication Email: twaldman@rasflaw.com 19-360138 - MiM November 20, 27, 2020 20-01802P

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com Business Observer

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2018CA003025CAAXES  
SELENE FINANCE LP,  
Plaintiff, VS.  
JOEY SZALEWSKI; ET AL  
Defendant(s).

NOTICE IS GIVEN that, in accordance  
with the Order on Plaintiff's Motion to  
Reschedule Foreclosure Sale dated Sep-  
tember 22, 2020, in the above-styled  
cause, I will sell to the highest and best  
bidder for cash beginning at 11:00 a.m.  
at www.pasco.realforeclose.com, on  
November 30, 2020, the following de-  
scribed property:

COMMENCE AT THE  
NORTHEAST CORNER OF  
SECTION 31, TOWNSHIP 25  
SOUTH, RANGE 20 EAST,  
PASCO COUNTY, FLORIDA,  
THENCE N 88°50'27" W, A  
DISTANCE OF 330.00 FEET;  
THENCE S 00°32'25" E, A  
DISTANCE OF 3758.34 FEET;  
THENCE S 30°40'14" W, A  
DISTANCE OF 309.47 FEET;  
THENCE N 83°04'07" W, A  
DISTANCE OF 589.89 FEET  
TO THE POINT OF BEGIN-  
NING; THENCE S 06°55'53"  
W, A DISTANCE OF 292.71  
FEET; THENCE N 83°04'07"  
W, A DISTANCE OF 187.00  
FEET; THENCE N 06°55'53" E,  
A DISTANCE OF 292.71 FEET;  
THENCE S 83°04'07" E, A DIS-  
TANCE OF 187.00 FEET TO  
THE POINT OF BEGINNING.  
LESS ROAD RIGHT OF WAY.  
ALSO KNOWN AS TRACT 1,  
DUBIEL, CLASS III, AN UN-  
RECORDED SUBDIVISION.

Property Address: 28748 LIN-  
DENHURST DRIVE, ZEPH-  
YRHILLS, FL 33544

ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM WITHIN 60  
DAYS AFTER THE SALE.

Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954)-644-8704;  
Fax (401) 262-2110  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
CASE NO.: 2018CA003025CAAXES  
15-08104  
November 20, 27, 2020 20-01797P

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com

## 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](http://floridapublicnotices.com)

**Business  
Observer**

# Q&A

## Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
UCN:512020CP001499CPAXES

Section: A  
Division: PROBATE  
IN RE: ESTATE OF  
CAROL MAY WHITBECK,  
Deceased.

The administration of the estate of  
CAROL MAY WHITBECK, deceased,  
whose date of death was MARCH 31,  
2019; is pending in the Circuit Court  
for Pasco County, Florida, Probate  
Division; File Number 512020CP-  
001499CPAXES; the address of which  
is PO Box 338, New Port Richey, FL  
34656. The names and addresses of  
the personal representative and the  
personal representative attorney are set  
forth below.

All creditors of the decedent and oth-  
er persons, who have claims or demands  
against decedent's estate, including un-  
matured, contingent or unliquidated  
claims, and who have been served  
a copy of this notice, must file their  
claims with this court WITHIN THE  
LATER OF THREE (3) MONTHS  
AFTER THE DATE OF THE FIRST  
PUBLICATION OF THIS NOTICE  
OR THIRTY (30) DATES AFTER THE  
DATE OF SERVICE OF A COPY OF  
THIS NOTICE ON THEM.

All other creditors of the decedent  
and other persons who have claims  
or demands against the decedent's  
estate, including unmatured, contin-  
gent or unliquidated claims, must file  
their claims with this court WITHIN  
THREE (3) MONTHS AFTER THE  
DATE OF THE FIRST PUBLICATION  
OF THIS NOTICE.

ALL CLAIMS NOT SO FILED  
WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-  
TION OF THIS NOTICE IS: NOVEM-  
BER 13, 2020.

**CRAIG MICHAEL WHITBECK**  
38703 Brahm Drive  
Dade City, FL 33525

John P. Cullem, Esquire  
2519 N. McMullen Booth Rd.  
Suite 510-343  
Clearwater, FL 33761  
Email: john.cullem@attysure.com  
SPN 0022223 BAR 342701  
Attorney for Petitioner  
November 13, 20, 2020 20-01776P

### SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2020-CP-001544  
IN RE: ESTATE OF  
STUART JAY GRAFF  
Deceased.

The administration of the estate of STI-  
JART JAY GRAFF, deceased, whose  
date of death was September 10, 2020,  
is pending in the Circuit Court for Pasco  
County Florida, Probate Division, the  
address of which is 7530 Little Road,  
New Port Richey, FL 34654. The names  
and addresses of the personal represen-  
tative and the personal representative's  
attorney are set forth below.

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

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

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

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

The date of first publication of this  
notice is November 13, 2020.

**Personal Representative:**

**Jodi Katz**  
931 Thistle Lane N.  
Maitland, Florida 32751

Attorney for Personal Representative:  
DAVID W. VELIZ, ESQUIRE  
Florida Bar No.: 846368  
VELIZ KATZ LAW  
425 West Colonial Drive,  
Suite 104  
Orlando, Florida 32804  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: VelizKatz@VelizKatzLaw.com  
Secondary: IPerera@VelizKatzLaw.com  
November 13, 20, 2020 20-01783P

## SUBSEQUENT INSERTIONS

### THIRD INSERTION

AMENDED NOTICE OF ACTION  
FOR PUBLICATION  
IN THE CIRCUIT COURT OF  
THE SIXTH JUDICIAL CIRCUIT,  
IN AND FOR PASCO COUNTY,  
FLORIDA  
Case No.:  
2020DR003730DRAX/WS

IN THE INTEREST OF  
JAIME MOUSTED,  
Petitioner and  
MICHAEL ANDERSON,  
Respondent.  
TO: MICHAEL ANDERSON  
18322 HAVEN WOODS ROAD,  
SHADY HILLS, FLORIDA 34610

YOU ARE NOTIFIED that an action  
for a Petition for Temporary Custody By  
Extended Family Filed has been filed  
against you. You are required to serve  
a copy of your written defenses, if any,  
to this action on Michelle D'Angelone,  
Esquire, of TAYLOR D'ANGELONE  
LAW, P.A., Petitioner's attorney, whose  
address is 7730 Little Road Ste B, New  
Port Richey, Florida 34654, on or be-  
fore 12-7-2020, and file the original  
with the clerk of this court at PASCO  
County Courthouse, 7530 Little Rd,  
New Port Richey, Florida 34654, either  
before service on Petitioner's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the petition.

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.

DATED this 2 day of November,  
2020.

CLERK OF THE CIRCUIT COURT  
By: Deputy Clerk  
November 6, 13, 20, 27, 2020  
20-01722P

### FOURTH INSERTION

NOTICE OF ACTION  
FOR PUBLICATION  
IN THE CIRCUIT COURT OF  
THE SIXTH JUDICIAL CIRCUIT,  
IN AND FOR PASCO COUNTY,  
FLORIDA  
Case No.:  
2020DR003730DRAX/WS

IN THE INTEREST OF  
JAIME MOUSTED,  
Petitioner and  
MICHAEL ANDERSON,  
Respondent.  
TO: MICHAEL ANDERSON  
18322 HAVEN WOODS ROAD,  
SHADY HILLS, FLORIDA 34610

YOU ARE NOTIFIED that an action  
for a Petition for Temporary Custody  
By Extended Family Filed has been filed  
against you. You are required to serve  
a copy of your written defenses, if any,  
to this action on Michelle D'Angelone,  
Esquire, of TAYLOR D'ANGELONE  
LAW, P.A., Petitioner's attorney, whose  
address is 7730 Little Road Ste B, New  
Port Richey, Florida 34654, on or be-  
fore 11-1-2020, and file the original  
with the clerk of this court at PASCO  
County Courthouse, 7530 Little Rd,  
New Port Richey, Florida 34654, either  
before service on Petitioner's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the petition.

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or of pleadings.

DATED this 26 day of October, 2020.

CLERK OF THE CIRCUIT COURT  
By: /s/ Cynthia Ferdon-Gaede  
Deputy Clerk  
Oct. 30; Nov. 6, 13, 20, 2020  
20-01690W

### SECOND INSERTION

NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-20-CP-1617-ES  
Division X  
IN RE: ESTATE OF  
FLOYD J. VALEAD  
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 Floyd J. Valead,  
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 Octo-  
ber 20, 2020; that the total value of the  
estate is \$27,317.70 and that the names  
and addresses of those to whom it has  
been assigned by such order are:

**NAME ADDRESS**  
Sherry Kim Zepp  
22503 Magnolia Trace Boulevard  
Lutz, FL 33549  
Chad Valead  
35627 Shook Lane  
Clinton Township, MI 48035

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

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

The date of first publication of this  
Notice is November 13, 2020.

**Persons Giving Notice:**

**Sherry Kim Zepp**  
22503 Magnolia Trace Boulevard  
Lutz, Florida 33549

Attorney for Persons 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  
November 13, 20, 2020 20-01779P

### SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 51-20-CP-001613-WS  
IN RE: ESTATE OF  
DONNA L. CROSTA  
Deceased.

The administration of the estate of  
DONNA L. CROSTA, deceased, whose  
date of death was October 17, 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 repre-  
sentative's attorney are set forth below.

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

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

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

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

The date of first publication of this  
notice is November 13, 2020.

**Personal Representative:**

**DAVID STEEN**  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655

Attorney for Personal Representative:  
DAVID J. WOLLINKA  
Attorney  
Florida Bar Number: 608483 WOL-  
LINKA, 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  
November 13, 20, 2020 20-01784P

### THIRD INSERTION

#### NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pinellas County  
Civil Court, Court of Pinellas County, Florida on the 19th day of June, 2020, in the  
cause wherein Karin A Kaichen, was Plaintiff, and Charles Harlod Boyd, was  
Defendant, being case number 15003520C121 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right,  
title, and interest of the defendant, Charles Harlod Boyd, in and to the following  
described property, to wit:

Unit No. 26, Building No. 31, of The Townhomes at Cypress Walk, Phase I, a  
Condominium according to the Declaration of Condominium recorded in O.R.  
Book 7224, Page 1556, all exhibits thereto and amendments thereof, and the  
plat as recorded in Condominium Plate Book 7, Page 1 through 4, of the Public  
Records of Pasco County, Florida, together with an undivided share in the com-  
mon elements appurtenant thereto.

Parcel ID Number: 27-26-16-0100-03100-0260  
OR

2349 Max Court, New Port Richey, FL 34655

I shall offer this property for sale "AS IS" on December 8, 2020, at 10:00am or as  
soon thereafter as possible, at PSO West Operations (parking lot) - 7432 Little Rd.,  
New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for  
sale all of the Defendant's right, title, and interest in aforesaid property at public out-  
cry and will sell the same, subject to all prior liens, encumbrances, and judgments, if  
any, to the highest and best bidder or bidders for CASH, the proceeds to be applied  
as far as may be to the payment of costs and the satisfaction of the above-described  
execution.

Scott M McPherson, P.A.  
5723 Main Street  
New Port Richey, FL 34652

CHRIS NOCCO, as Sheriff  
Pasco County, Florida

By: John Dill Deputy Sheriff

November 6, 13, 20, 27, 2020

20-01724P

### SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 512020CP001330CPAXWS  
IN RE: ESTATE OF  
JACQUELINE CAYCA CANDIA,  
aka JACQUELINE CAYCA CANDIA  
LAVOIE  
Deceased.

The administration of the estate of  
JACQUELINE CAYCA CANDIA ,  
also known as JACQUELINE CAYCA  
CANDIA LAVOIE, deceased, whose  
date of death was September 7, 2019,  
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 represen-  
tative and the personal representative's  
attorney are set forth below.

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

All other creditors of the decedent

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

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

NOTWITHSTANDING THE  
TIME 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: November 13, 2020.

Signed on this 6th day of November,  
2020.

**AGNES LAVOIE**  
**Personal Representative**  
18747 Bascomb Lane  
Hudson, FL 34667

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines P.L.  
1312 W Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email: rjohnson@hnh-law.co  
November 13, 20, 2020 20-01777P

## SECOND INSERTION

NOTICE OF ACTION  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.:  
51-2020-CC-001675-ES

**OAK GROVE P.U.D.**  
**HOMEOWNERS ASSOCIATION,**  
**INC.**  
**Plaintiff, vs.**  
**PING LIU AND YUYANG**  
**JING, UNKNOWN TENANT**  
**#1, UNKNOWN TENANT #2,**  
**AND ALL OTHER PERSONS IN**  
**POSSESSION OF THE SUBJECT**  
**REAL PROPERTY WHOSE NAMES**  
**ARE UNCERTAIN,**  
**Defendants.**  
TO: PingLiu  
24652 Portofino Drive  
Lutz, Florida 33559

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on December 4, 2019, in Official Records Book 10016 Pages 3222-3223, in the Public Records

of Pasco County, on the following property located in Pasco County, Florida.  
ADDRESS: 24652 Portofino Drive, Lutz, Florida 33559.  
LEGAL:  
Lot 69, OAK GROVE PHASES 5A, 6A and 6B, a subdivision, according to the Plat thereof as recorded in Plat Book 48, Page(s) 72 through 77, inclusive, of the Public Records of Pasco County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiffs attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 12-14-2020 file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

If you are a person with a disability who needs any accommodation in order to participate in

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

DATED this 9 day of November, 2020.

Nikki Alvarez-Sowles  
Clerk of the Court  
by: /s/ Cynthia Ferdon-Gaede  
November 13, 20, 2020 20-01774P

## SECOND INSERTION

NOTICE OF ACTION  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.:  
51-2020-CC-001675-ES

**OAK GROVE P.U.D.**  
**HOMEOWNERS ASSOCIATION,**  
**INC.**  
**Plaintiff, vs.**  
**PING LIU AND YUYANG**  
**JING, UNKNOWN TENANT**  
**#1, UNKNOWN TENANT #2,**  
**AND ALL OTHER PERSONS IN**  
**POSSESSION OF THE SUBJECT**  
**REAL PROPERTY WHOSE NAMES**  
**ARE UNCERTAIN,**  
**Defendants.**  
TO: Yuyang Jing  
24652 Portofino Drive  
Lutz, Florida 33559

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on December 4, 2019, in Official Records Book 10016 Pages 3222-3223, in the Public Records

of Pasco County, on the following property located in Pasco County, Florida.  
ADDRESS: 24652 Portofino Drive, Lutz, Florida 33559.  
LEGAL:  
Lot 69, OAK GROVE PHASES 5A, 6A and 6B, a subdivision, according to the Plat thereof as recorded in Plat Book 48, Page(s) 72 through 77, inclusive, of the Public Records of Pasco County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiffs attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 12-14-2020 file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

If you are a person with a disability who needs any accommodation in order to participate in this pro-

ceeding, 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 9 day of November, 2020.

Nikki Alvarez-Sowles  
Clerk of the Court  
by: /s/ Cynthia Ferdon-Gaede  
November 13, 20, 2020 20-01773P

## SECOND INSERTION

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

CASE NO. 51-2019-CA-003739  
NATIONSTAR MORTGAGE LLC  
D/B/A MR. COOPER,  
Plaintiff, vs.  
MONICA IRIBARREN-ORTIZ, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 05, 2020, and entered in 51-2019-CA-003739 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MONICA IRIBARREN-ORTIZ; UNKNOWN SPOUSE OF MONICA IRIBARREN-ORTIZ N/K/A RICK ORTIZ; CHELSEA MEADOWS CONDOMINIUM ASSOCIATION, INC.; WELLS FARGO BANK, N.A. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on December 08, 2020, the following described property as set forth in said Final Judgment, to wit:

UNIT NUMBER 23, IN BUILDING 101, OF CHELSEA MEADOWS, A CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF AND THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6900, PAGE 460, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 22620 GAGE LOOP #23, LAND O LAKES, FL 34639

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

IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 6 day of November, 2020.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
By: /s/ Tiffanie Waldman  
Tiffanie Waldman, Esquire  
Florida Bar No. 86591  
Communication Email:  
twaldman@rasflaw.com  
19-377351 - NaC  
November 13, 20, 2020 20-01771P

## SECOND INSERTION

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

CASE NO. 2019CA000828CAAXWS  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.

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

TO: WILLIAM STAHL, .  
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT: LOT 2373, BEACON WOODS IRONWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 121 THROUGH 123, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 12-14-2020/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 9 day of November, 2020.

CLERK OF THE CIRCUIT COURT  
BY: /s/ Cynthia Ferdon-Gaede  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ,  
& SCHNEID, PL  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: mail@rasflaw.com  
18-243995 - JaR  
November 13, 20, 2020 20-01772P

## SECOND INSERTION

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

2020-CA-001838  
U.S. Bank Trust National  
Association, not in its individual  
capacity but solely as owner trustee  
for Legacy Mortgage Asset Trust  
2018-RPLI  
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES, OR OTHER  
CLAIMANTS CLAIMING BY  
THROUGH, UNDER OR AGAINST,  
JERRIANNE E. EDWARDS  
A/K/A JERRIANNE EDWARDS,  
DECEASED, et al.  
Defendant(s).

TO: UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR OTHER  
CLAIMANTS CLAIMING BY  
THROUGH, UNDER OR AGAINST,  
JERRIANNE E. EDWARDS A/K/A  
JERRIANNE EDWARDS, DECEASED  
LAST KNOWN RESIDENCE:

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

LOT 2211, BEACON WOODS  
SMOKEHOUSE VILLAGE,  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT,  
PASCO COUNTY, FLORIDA,  
PLAT BOOK 16, PAGES 77-78  
A/K/A 13001 SMOKE TREE

WAY, HUDSON, FL 34667  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McMichael Taylor Gray, LLC, 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, on or before 12-14-2020, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON 11-9-2020  
Nikki Alvarez-Sowles, Esq.  
As Clerk of Circuit Court  
By: /s/ Cynthia Ferdon-Gaede  
Deputy Clerk

FL2020-00085  
November 13, 20, 2020 20-01767P

## SECOND INSERTION

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

CASE NO.  
51-2018-CA-003801WS  
NATIONSTAR MORTGAGE LLC  
D/B/A MR. COOPER,  
Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2020, and entered in 51-2018-CA-003801WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RONALD C. FARRELL, DECEASED; NICOLE FARRELL; DANIELLE FARRELL; MILL RUN HOMEOWNERS' ASSOCIATION OF PASCO, INC.; CITIMORTGAGE, INC.; RYAN FARRELL; PASCO COUNTY PAVING ASSESSMENTS; CAPITAL ONE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on December 03, 2020, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK F, MILL RUN PHASE TWO, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 100-102, INCLUSIVE,

OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address:  
4755 MILL RUN DR,  
NEW PORT RICHEY, FL 34653

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

IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 6 day of November, 2020.  
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: mail@rasflaw.com  
By: /s/ Tiffanie Waldman  
Tiffanie Waldman, Esquire  
Florida Bar No. 86591  
Communication Email:  
twaldman@rasflaw.com  
18-216694 - MiM  
November 13, 20, 2020 20-01769P

## SECOND INSERTION

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

CASE NO. 2019CA002261CAAXWS  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.

UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
SURVIVING SPOUSE, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER, OR AGAINST THE  
ESTATE OF HERMAN E. WILBUR  
A/K/A HERMAN ELWIN WILBUR;  
BARRY WILBUR; LANCE  
WILBUR; DENEEN WILBUR  
A/K/A DENEEN DURANCEAU;  
UNITED STATES OF AMERICA  
ON BEHALF OF THE SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT; THE WILDS  
CONDOMINIUM ASSOCIATION,  
INC.; UNKNOWN TENANT #1 IN  
POSSESSION OF THE PROPERTY;  
UNKNOWN TENANT #2 IN  
POSSESSION OF THE PROPERTY;  
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment Of Foreclosure dated October 27, 2020, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 a.m. at www.pasco.realforeclose.com, on December 1, 2020, the following described property:

UNIT B, BUILDING ALTER-NATE B-1-9, THE WILDS, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 148-153, AS AMENDED IN PLAT BOOK 21, PAGE 96 AND 97 AND IN PLAT BOOK 22, PAGES 87 AND 88, AND BEING FURTHER DE-

SCRIBED IN THAT CERTAIN  
DECLARATION OF CONDO-  
MINIUM, RECORDED IN OF-  
FICIAL RECORD BOOK 1184,  
PAGE 1213, ET SEQ., AND  
AMENDMENTS THERETO AS  
RECORDED IN THE PUBLIC  
RECORDS OF PASCO COUN-  
TY, FLORIDA.

Property Address: 6129 ELM-  
HURST DR 9B, NEW PORT  
RICHEY, FL 34653

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

Derek R. Cournoyer, Esq.  
FBN. 1002218  
Attorneys for Plaintiff  
Marinosis Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954)-644-8704;  
Fax (401) 262-2110  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
19-03991  
November 13, 20, 2020 20-01765P

## SECOND INSERTION

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

CASE NO.:  
2019CA000484CAAXWS  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
TOWD POINT MASTER FUNDING  
TRUST REO, SERIES 2015-LM4,  
Plaintiff, vs.

CHRISTOPHER P. THOMS; EMILY  
A. MAMOLOU A/K/A EMILY A.  
THOMS; JPMORGAN CHASE  
BANK, NA; ASSET ACCEPTANCE,  
LLC; TARGET NATIONAL BANK;  
UNKNOWN TENANT(S) IN  
POSSESSION #1 and #2, and ALL  
OTHER UNKNOWN PARTIES,  
et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated October 19, 2020, entered in Civil Case No.: 2019CA-000484CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST REO, SERIES 2015-LM4, Plaintiff, and CHRISTOPHER P. THOMS; EMILY A. MAMOLOU A/K/A EMILY A. THOMS; JPMORGAN CHASE BANK, NA; ASSET ACCEPTANCE, LLC; TARGET NATIONAL BANK, are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at 11:00 AM, on the 8th day of December, 2020, the following described real property as set forth in said Judgment, to wit:

TRACT 955 OF UNRECORDED  
HIGHLANDS, UNIT 7, BEING  
FURTHER DESCRIBED AS  
FOLLOWS:  
COMMENCING AT THE  
NORTHWEST CORNER OF  
SECTION 23, TOWNSHIP  
24 SOUTH, RANGE 17 EAST,  
PASCO COUNTY, FLORIDA,

GO THENCE NORTH 89° 57' 39" EAST, A DISTANCE OF 1008.00 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 89° 57' 39" EAST, A DISTANCE OF 215.00 FEET; THENCE SOUTH 00° 08' 54" EAST A DISTANCE OF 495.32 FEET; THENCE SOUTH 89° 57' 00" WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 00° 08' 54" WEST, A DISTANCE OF 495.36 FEET TO THE POINT OF BEGINNING.

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 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the surplus.

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

Dated: November 6, 2020  
By: /s/ Brian L. Rosaler  
By: Brian L. Rosaler  
Florida Bar No.: 0174882.  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701 West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
18-46247  
November 13, 20, 2020 20-01768P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512020CP001472CPAXES  
Division A  
IN RE: THE ESTATE OF  
ANDREW DAVID SNYDER,  
Deceased.

The administration of the estate of Andrew David Snyder, deceased, whose date of death was August 20, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, November 13, 2020.

**Personal Representative**  
**Nicole Snyder**

1436 Deerbourne Drive Wesley Chapel, Florida 33543  
Attorney for Personal Representative Robert J. Kelly, Esq.  
Florida Bar Number: 238414  
Kelly & Kelly, LLP  
605 Palm Blvd.  
Dunedin, FL 34698  
Telephone: (727) 733-0468  
Fax: (727) 733-0469  
E-Mail: MPowell@Kellylawfla.com  
November 13, 20, 2020 20-01780P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 20-CP-001091AXES  
IN RE: ESTATE OF  
SIMON GUILLERMO LORA,  
Deceased.

The administration of the estate of SIMON GUILLERMO LORA, 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 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 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 November 13, 2020.

**GUILLERMO A. LORA**  
**Personal Representative**

19019 Tilobe Loop  
Land O' Lakes, FL 34638  
JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.L.C.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
November 13, 20, 2020 20-01778P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.  
512020CP001297CPAXES  
IN RE: THE ESTATE OF  
MICHAEL WAYNE WILLIAMS  
A/K/A MICHAEL W. WILLIAMS  
A/K/A MICHAEL WILLIAMS,  
Deceased.

The administration of the Estate of Michael Wayne Williams a/k/a Michael M. Williams a/k/a Michael Williams, deceased, whose date of death was July 5, 2020, File Number 512020CP-001297CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, 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 November 13, 2020.

**Personal Representative**  
**MELISSA SELTZER**

**Personal Representative**  
20210 Lace Cascade Road  
Land O'Lakes, Florida 34637  
Attorney for Personal Representative  
Jerrold Slutzky, Esq.  
Attorney for Personal Representative  
Florida Bar No: 95747  
Slutzky Law Firm  
853 Main Street, Suite A  
Safety Harbor, FL 34695  
Telephone: (727) 475-6200  
Email: jerrylslulaw@gmail.com  
November 13, 20, 2020 20-01781P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
UCN: 512020CP001497CPAXWS  
IN RE: ESTATE OF  
KARAN A. LINDEMANN,  
Deceased.

The administration of the estate of KARAN A. LINDEMANN, deceased, whose date of death was June 3, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 512020CP001497CPAXWS, the address of which is West Pasco Judicial Center, 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 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 November 13, 2020.

**Personal Representative:**  
**Gary N. Strohauser**

Attorney for Personal Representative:  
Gary N., Strohauser, Esquire  
STROHAUSER & MANNION, P.A.  
1150 Cleveland Street, Suite 300  
Clearwater, Florida 33755  
gary@smslaw.net  
Tel: 727-461-6100  
Fax: 727-447-6899  
FBN: 149373  
November 13, 20, 2020 20-01782P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000089TDAXXX  
NOTICE IS HEREBY GIVEN,  
That ELEVENTH TALENT 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 #: 1602060  
Year of Issuance: 06/01/2017  
Description of Property:  
13-25-16-0100-00000-2200  
GOLDEN ACRES UNIT 8 PB  
8 PG 94 LOT 220 OR 9374 PG  
3255

Name(s) in which assessed:  
OHANA EMPIRE HOLDING 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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01741P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000091TDAXXX  
NOTICE IS HEREBY GIVEN,  
That CLUSIA SB MUNI CUST FOR, 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 #: 1604600  
Year of Issuance: 06/01/2017  
Description of Property:  
18-26-16-0350-18080-00CO  
GARDENS BEACON SQUARE  
CONDO PB 9 PG 154 APT C  
BLDG 1808 & COMMON ELE-  
MENTS OR 9033 PG 1280

Name(s) in which assessed:  
JAMES A PALLACE  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01742P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000092TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR  
FTCFIMT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1603916  
Year of Issuance: 06/01/2017  
Description of Property:  
08-26-16-0060-00000-1610  
JASMINE HEIGHTS UNIT 4  
PARTIAL REPLAT PB 7 PG 13  
LOT 161 OR 4297 PG  
1630

Name(s) in which assessed:  
ESTATE OF MICHAEL D MAGIN  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01743P

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

CASE NO.: 18-CA-2436-WS  
REGIONS BANK, successor by merger with AmSouth Bank, Plaintiff, v.  
JUDITH M. CONNORS, MARTIN W. MILLER, TENANT #1 n/k/a Corrine Carroll, and TENANT #2 n/k/a Lori Ann Carroll, representing tenants in possession, THE ESTATE OF MARTIN W. MILLER, and UNKNOWN HEIRS, UNKNOWN BENEFICIARIES, and UNKNOWN PARTIES, of Martin W. Miller, deceased, including if defendants are deceased, any unknown heirs, devisees, grantees, creditors, and all other parties claiming by, through, under or against that defendant, and the several and respective unknown

## SECOND INSERTION

Notice of Application for Tax Deed  
2020:XX000094TDAXXX  
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 #: 1304360  
Year of Issuance: 06/01/2014  
Description of Property:  
11-24-18-0020-00D00-0230  
TROJANTOWN UNIT 2 PB  
6 PGS 45 LOTS 23-25 INCL  
BLOCK DOR 6602 PG 1058

Name(s) in which assessed:  
DONALD E STEINER  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01745P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000096TDAXXX  
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 #: 1510251  
Year of Issuance: 06/01/2016  
Description of Property:  
08-26-16-0030-16800-0010  
NEW PORT RICHEY PB 4 PG  
49 LOT 1 BLK 168 OR 1541 PG  
1998

Name(s) in which assessed:  
ESTATE OF SOCORRO R BETAN-COURT  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01747P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000106TDAXXX  
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 #: 1606872  
Year of Issuance: 06/01/2017  
Description of Property:  
16-25-17-0090-14400-0600  
MOON LAKE ESTATES UNIT 9  
PB 4 PGS 101-102 LOTS 60 & 61 & SOUTH 20.00 FT  
LOT 62 BLOCK 144 OR 3425  
PG 689

Name(s) in which assessed:  
ROBERT GRONDMAN  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01755P

assigns, successors in interest, trustees or other persons claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described defendants, Defendants.

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure, entered in the above-styled cause on October 21, 2020, in the Circuit Court of Pasco County, Florida, NIKKI ALVAREZ-SOWLES, ESQ., Pasco County Clerk & Comptroller, will sell the property situated in Pasco County, Florida, described as:

Description of Mortgaged Property  
Lot 237, ORANGEWOOD VILLAGE, UNIT 5, according to the map or plat thereof, as recorded

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000104TDAXXX  
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 #: 1601930  
Year of Issuance: 06/01/2017  
Description of Property:  
12-25-16-0090-04900-0190  
GRIFFIN PK B 2 P 78 & 78A  
LOT 19 BLK 49 OR 1165 PG  
1804

Name(s) in which assessed:  
ANNA STIMPSON  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01753P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000097TDAXXX  
NOTICE IS HEREBY GIVEN,  
That CLUSIA SB MUNI GUST FOR, 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 #: 1603008  
Year of Issuance: 06/01/2017  
Description of Property:  
29-25-16-0780-00A00-2040  
ROYAL RICHEY VILLAGE #1  
CONDO PB 18 PGS 11-13 BLDG  
A UNIT 204 & COMMON ELE-  
MENTS OR 8657 PG 1682

Name(s) in which assessed:  
THOMAS LOOS  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01748P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000113TDAXXX  
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 #: 1411037  
Year of Issuance: 06/01/2015  
Description of Property:  
18-26-16-0060-00E00-0120  
GROVE PARK PB 6 PG 137 LOT  
12 BLOCK E OR 6549 PG 280

Name(s) in which assessed:  
DENNIS JOHN DIEHN SUC-  
CESSOR TRUSTEE THE DEBERA  
DIEHN DEAL LIVING TRUST U/A/D  
12/30/07

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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01761P

in Plat Book 8, Page 29, of the Public Records of Pasco County, Florida.  
Property Address:  
4930 Fruitwood Loop,  
Holiday, Florida 34690.

at a Public Sale, the Clerk shall sell the property to the highest bidder, for cash, except as set forth hereinafter, on December 1, 2020, at 11:00 a.m. at [www.pasco.realtaxdeed.com](http://www.pasco.realtaxdeed.com), in accordance with Chapter 45 and Chapter 702, Florida Statutes.

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 either the Pasco County Customer

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000107TDAXXX  
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 #: 1607684  
Year of Issuance: 06/01/2017  
Description of Property:  
11-24-18-0020-00D00-0210  
TROJANTOWN UNIT 2 PB 6  
PG 45 LOTS 21 & 22 BLOCK  
DOR 6602 PG 1058

Name(s) in which assessed:  
DONALD E STEINER  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01756P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000105TDAXXX  
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 #: 1606689  
Year of Issuance: 06/01/2017  
Description of Property:  
15-25-17-0070-10000-0110  
MOON LAKE ESTATES UNIT 7 PB  
4 PGS 96 & 97 LOTS 11 & 12 BLOCK  
100 OR 7550  
PG 1444

Name(s) in which assessed:  
LONNIE D STAFFORD  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01754P

## SECOND INSERTION

Notice of Application for Tax Deed  
2020XX000108TDAXXX  
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 #: 1607717  
Year of Issuance: 06/01/2017  
Description of Property:  
14-24-18-0030-00E00-0080  
KANAWHA VILLAGE ADDN  
PB 3 PG 136 & PB 5 PG 1 LOT 8  
BLK E OR 6076 PG  
1495 & OR 6097 PG 1160

Name(s) in which assessed:  
RONALD J MITCHELL  
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 December 17, 2020 at 10:00 am.

October 28, 2020  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Bonilla  
Deputy Clerk  
Nov. 13, 20, 27; Dec. 4, 2020  
20-01757P

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

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000112TDAXXX  
 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 #: 1500986  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 34-24-21-0010-00100-0120  
 AVONDALE MB 4 PG 6 LOTS 12, 13, N 10 FT OF LOTS 16, 17, 18, 19 BLK 1  
 Name(s) in which assessed:  
 ESTATE OF EVELYN HOLT  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01760P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000093TDAXXX  
 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 #: 1209719  
 Year of Issuance: 06/01/2013  
 Description of Property:  
 24-25-16-0010-06100-0010  
 PORT RICHEY LAND COMPANY SUB PB 1 PGS 60 & 61 POR OF TRACTS 61 & 64 AKA PCLS 152A,153A & 154A DESC AS COM AT NW COR OF TRACT 154 OF GOLDEN ACRES UNIT FIVE PB 7 PG 136 TH S00DG 33' 13"W 415.00 FT TH N89DG 12' 42"W 409.82 FT TH N36DG 46' 53"W 91.05 FT TH N07DG 13' 07"E 345.00 FT TO POB OR 1539 PG 1635  
 Name(s) in which assessed:  
 LETITIA M JACOBS  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01744P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000102TDAXXX  
 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 #: 1600871  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 26-24-16-0040-00000-0220  
 ENCHANTED PINES UNREC PLAT OF LOT 9 BLOCK 2 GULF COAST ACRES UNIT 1 PB 5 PG 84 LOTS 22 & 23 DESC AS COM AT SE COR LOT 9 BLOCK 2 TH N89DEG56' 55"W 950 FT FOR POB TH CONT N89DEG56' 55"W 128.49 FT TH N39DEG37' 00"E 102.62 FT TH S89DEG56' 55"E 128.49 FT TH S39DEG37' 00"W 102.62 FT TO POB SLY 5 FT THEREOF SUBJECT TO DRAINAGE EASEMENT & UNDIVIDED 2/37 INT IN LOT 26 DESC AS COM AT SECOR LOT 9 BLK 2 TH N89DEG56' 55"W 600 FT FOR POB TH CONT N89DEG56' 55"W 250.00 FT TH N39DEG37' 00"E 83.16 FT TH S89DEG56' 55"E 250.00 FT TH S39DEG37' 00"W 83.16 FT TO POB OR 6160 PG 456  
 Name(s) in which assessed:  
 WORLD SERVICES LIMITED INC  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01751P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000109TDAXXX  
 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 #: 1500725  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 26-24-21-0120-00400-0060  
 BLK 4 VCTRY SUB MB 2 P 31 LOT 6 OR 7061 PG 981 OR 8953 PG 461  
 Name(s) in which assessed:  
 JOHN P KALIVAS REVOCABLE TRUST JOHN P KALIVAS TRUSTEE  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01758P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000103TDAXXX  
 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 #: 1601629  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 09-25-16-0760-00000-1590  
 PINELAND PARK UNREC PLAT LOT 159 DESC AS COM AT NE COR OF TRACT 38 PORT RICHEY LAND CO SUB PB 1 PG 61 TH N89DG 51' 58"W 393.03 FT TH S00DG 21' 13"W 440 FT FOR POB TH N89DG 51' 58"W 50 FT TH S00DG 21' 13"W 110 FT TH S89DG 51' 58"E 110 FT TH NOODG 21' 13"E 110 FT TO POB OR 4839 PG 1514  
 Name(s) in which assessed:  
 DONNA G LOWERY  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01752P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000098TDAXXX  
 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 #: 1200356  
 Year of Issuance: 06/01/2013  
 Description of Property:  
 27-23-21-0000-00700-0023  
 COM AT NW COR OF NE1/4 OF NE1/4 OF SEC 27 TH NOIDEG 53' 16"E 37.53 FT ALG WEST BOY OF SE1/4 OF SE1/4 OF SEC 22 TO SLY BOY OF R/W LN OF CR 875 TH S65DEG 10'00"E ALG SLY R/W 99.59 FT TH S20DEG 42'10"E 598.00 FT FOR POB TH S20DEG 42'10"E 878.95 FT TH S88DEG 14'25"W ALG SLY BOY OF NE1/4 OF NE1/4 49.83 FT TH N34DEG 19'00"W 858.73 FT TH N63DEG 04'28"E 250.99 FT TO POB OR 6679 PG 733 OR 9595 PG 398  
 Name(s) in which assessed:  
 JANET VEGA  
 XIOMARA GARCIA SOMINES  
 MANUEL ORTIZ  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01749P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000095TDAXXX  
 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 #: 1507958  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 09-25-16-0760-00000-1850  
 PINELAND PARK UNRECORDED PLAT LOT 185 BEING POR OF TR 39 OF PORT RICHEY LAND COMPANY SUB PB 1 PG 61 FURTHER DESC AS COM NE COR OF TR 38 TH ALG N LN TR 38 N89DEG51' 56"W 443.06 FT TH S00DEG21' 13"W 220 FT FOR POB TH N89DEG51' 58"W 50 FT TH S00DEG21'13"W 110 FT TH S89DEG 51' 58"E 50 FT TH N00DEG21' 13"E 110 FT TO POB OR 7383 PG 490  
 Name(s) in which assessed:  
 THIMOTHY S PASSMORE DECEASED  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01746P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000101TDAXXX  
 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 #: 1201080  
 Year of Issuance: 06/01/2013  
 Description of Property:  
 35-24-21-0020-00200-0090  
 CRVR HTS 1 PB 4 P 53 W1/2 LOT 9 BLK 2 OR 8028 PG 50  
 Name(s) in which assessed:  
 BARBARA DENISE PEARSON  
 TIFFANY RENEE PEARSON  
 BARBARA DENISE PEARSON  
 TIFFANY RENEE PEARSON  
 THUSITHA RENIA WILLIAMS  
 PETER KELLEY PEARSON  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01750P

SECOND INSERTION

Notice of Application for Tax Deed 2020XX000107TDAXXX  
 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 #: 1501452  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 01-26-21-0010-02300-0180  
 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 EAST 50 FT OF WEST 350 FT OF NORTH 136 FT OF TRACT 23 LESS SOUTH 15 FT THEREOF FOR RIGHT-OF-WAY TOGETHER WITH AN EASEMENT OVER SOUTH 15 FT OF NORTH 136 FT OF TRACT 23 FOR INGRESS & EGRESS PER OR 1701 PG 863 OR 6296 PG 1075  
 Name(s) in which assessed:  
 A P E R HOLDING CORP  
 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 December 17, 2020 at 10:00 am.  
 October 28, 2020  
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller  
 By: Denisse Bonilla  
 Deputy Clerk  
 Nov. 13, 20, 27; Dec. 4, 2020  
 20-01759P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**Case No.: 2015-CC-000042-ES**  
**Section: D**  
**GRAND OAKS MASTER ASSOCIATION, INC.,**  
**Plaintiff, v.**  
**TUCKER HYDE; NATALIE HYDE; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendants.**  
 NOTICE IS GIVEN that pursuant to the Stipulated Order Postponing the November 05, 2020 Foreclosure Sale, the Foreclosure Sale is rescheduled for January 04, 2021 at 11 a.m., entered in this action on the 3rd day of November,

2020, Nikki Alvarez-Sowles, Esq., Clerk of Court for Pasco County, Florida, will sell to the highest and best bidder or bidders for cash at <http://www.pasco.realforeclose.com>, on January 04, 2021 at 11:00 A.M., the following described property:  
 Lot 4, Block 3 of Grand Oaks Phase 2, Units 1 and 2, according to the plat thereof recorded in Plat Book 40, Page 1 of the public records of Pasco County, Florida.  
 and improvements thereon, located in the Association at 5001 Balsam Drive, Land O' Lakes, Florida 34639 (the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner(s), as of the date of the Notice of Lis Pendens, must file a claim within sixty (60) days after the judicial sale of the Property.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Govern-

ment Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 8478110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.  
 SHUMAKER, LOOP & KENDRICK, LLP  
 By: /s/ Brian J. Hart  
 JONATHAN J. ELLIS, ESQ.  
 Florida Bar No. 863513  
 BRIAN J. HART, ESQ.  
 Florida Bar No. 1008066  
 Post Office Box 172609  
 Tampa, Florida 33672-0609  
 Telephone: (813) 229-7600  
 Facsimile: (813) 229-1660  
 Primary Email:  
 bhart@shuamaker.com  
 Secondary Email:  
 mschwalbach@shuamaker.com  
 Counsel for Plaintiff  
 14730517v1  
 November 13, 20, 2020 20-01775P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO.**  
**51-2019-CA-002926WS**  
**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS VAPENSKY, DECEASED, et al.**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 27, 2020, and entered in 51-2019-CA-002926WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF THOMAS VAPENSKY, DECEASED; JOHN VAPENSKY are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on December 08, 2020, the following described property as set forth in said Final Judgment, to wit:  
 LOT 105, RIDGE CREST GARDENS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 4 THROUGH 7, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Property Address: 8635 SABAL WAY, PORT RICHEY, FL 34668  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco

County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 Dated this 6 day of November, 2020.  
 ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: mail@rasflaw.com  
 By: \S\Tiffany Waldman  
 Tiffany Waldman, Esquire  
 Florida Bar No. 86591  
 Communication Email:  
 twaldman@rasflaw.com  
 19-361997 - MiM  
 November 13, 20, 2020 20-01770P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO:**  
**2019-CC-002499**  
**SEDGWICK AT MEADOW POINTE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,**  
**Plaintiff, vs.**  
**KIMBERLY FRAY; UNKNOWN SPOUSE OF KIMBERLY FRAY; 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 8, Block 17, MEADOW POINTE PARCEL 16 UNIT 1, according to the Plat thereof as recorded in Plat Book 39, Page 93, of the Public Records of Pasco County, Florida, and any subsequent amendments to the

aforesaid.  
 Property Address:  
 30153 Wellesley Way.  
 Wesley Chapel, FL 33543  
 at public sale, to the highest and best bidder, for cash, via the Internet at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 A.M. on December 1, 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 provi-

sion 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  
 November 13, 20 2020 20-01764P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION  
**Case No.**  
**2019-CA-000152-WS**  
**Division J3**  
**SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION**  
**Plaintiff, vs.**  
**ALEXIS HELGERSON A/K/A ALEXIS M. HELGERSON, KEITH HELGERSON, TIMBER OAKS FAIRWAY VILLAS CONDOMINIUM I ASSOCIATION, INC., TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**  
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 27, 2020, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

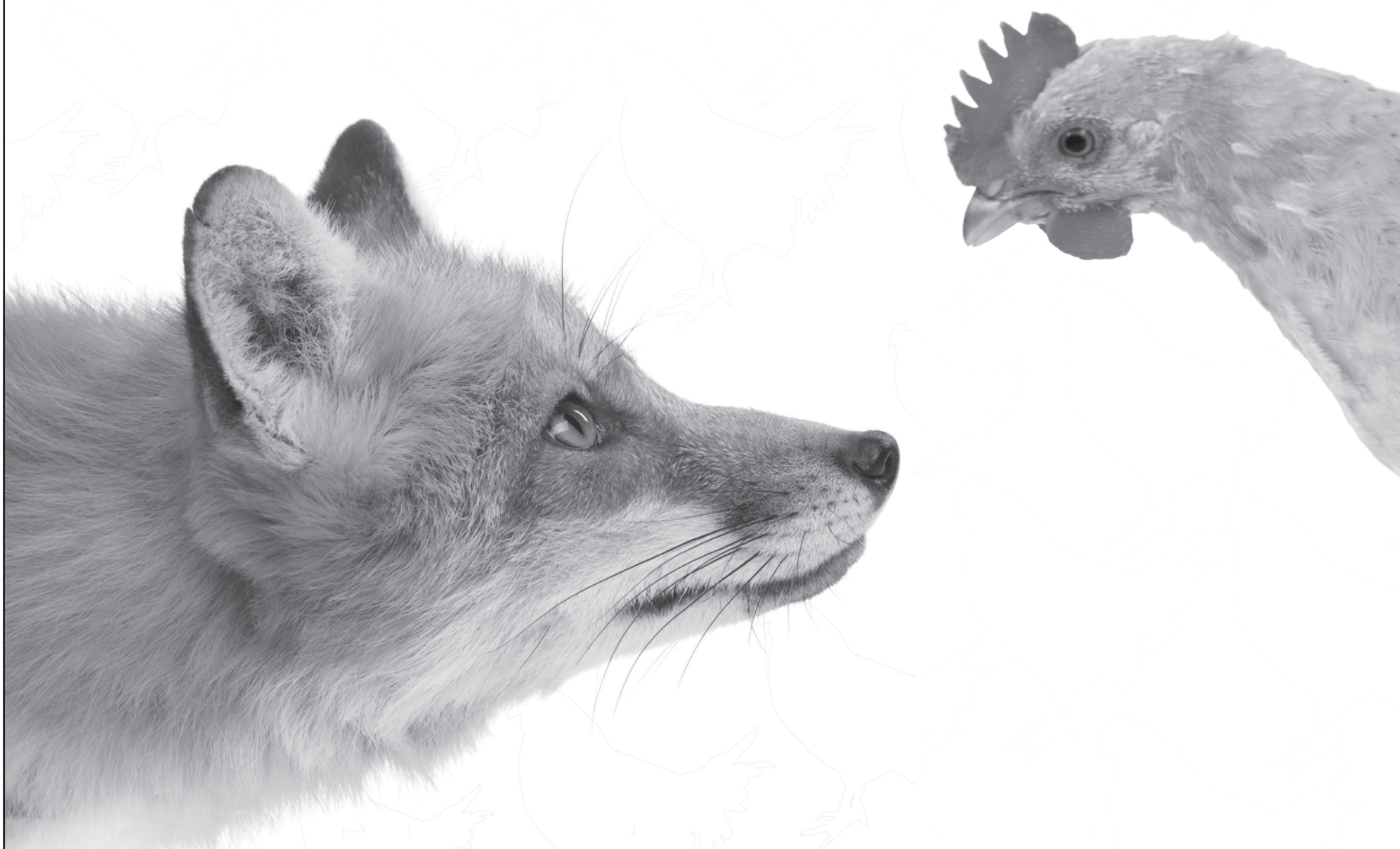
UNIT NO. 6-C, TIMBER OAKS FAIRWAY VILLAS CONDOMINIUM I, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 754, PAGE 494, TOGETHER WITH ANY AMENDMENTS THEREOF, AND AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 and commonly known as: 8210 SEVEN OAKS CT #3, PORT RICHEY, FL 34668; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on December 1, 2020 at 11:00 A.M..  
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact 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.  
 By: /s/ Jennifer M. Scott  
 Jennifer M. Scott  
 Attorney for Plaintiff  
 Invoice to:  
 Jennifer M. Scott  
 (813) 229-0900 x  
 Kass Shuler, P.A.  
 1505 N. Florida Ave.  
 Tampa, FL 33602-2613  
 ForeclosureService@kasslaw.com  
 011150/1808401/wll  
 November 13, 20, 2020 20-01763P

# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

