

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
Notice of Application for Tax Deed
2020XX000095TDAXXX
NOTICE IS HEREBY GIVEN,

FIRST INSERTION
NOTICE OF PUBLIC SALE
United Pasco Self Storage, U-Stor
Ridge, and Zephyrhills Will be held on

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

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PASCO COUNTY, FLORIDA

FIRST INSERTION
NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant
to Chapter 10, commencing with 21700

FIRST INSERTION
NOTICE UNDER FICTITIOUS
NAME LAW
Pursuant to Section 865.09,

FIRST INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA

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PASCO COUNTY, FLORIDA

FIRST INSERTION
Notice is hereby given that DAME-
TRA GALVAN, OWNER, desiring to
engage in business under the fictitious

FIRST INSERTION
Notice is hereby given that ROBERT
JOSEPH SEBASTIAN, OWNER, desiring
to engage in business under the

FIRST INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA

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PASCO COUNTY, FLORIDA

FIRST INSERTION
Notice Under Fictitious Name Law
According to Florida Statute Number
865.09,

FIRST INSERTION
NOTICE OF PUBLIC SALE:
PETE'S TOWING AND RECOVERY
gives Notice of Foreclosure of Lien

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NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA

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FIRST INSERTION
Notice is hereby given that AMIAYA
ROSE ANDERSON, ADRIA LEON-
ARDO GLOUDE, OWNERS, desiring

FIRST INSERTION
Notice of Public Sale: Notice is hereby
given that on dates and times listed be-
low, the vehicles will be sold at public

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

SUBSCRIBE TO THE BUSINESS OBSERVER
Business Observer

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the
decedent and persons having claims

Personal Representative:
Deniece Ramsay
13811 Newport Shores
Hudson, FL 34669

Personal Representative:
Tanja L. Sherman
7214 State Road 54
New Port Richey, Florida 34653

Personal Representative:
RHONDA ALLEN
8 Ruby Ave
Marblehead, MA 01945

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

CIVIL DIVISION
Case No. 2019CA000609
Division J3
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN FTS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST

Plaintiff, vs.
RICHARD C. SCOTT, SR. AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 23, 2021, 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 13, LESS THE EASTERLY 10 FT THEREOF, BLOCK 1, EICHHOLTZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, and commonly known as: 6006 LA-FAYETTE STREET, NEW PORT RICHEY, FL 34652; including the building, appurtenances, and fixtures located thereon, at public sale, to the highest and best bidder, for cash, on-line at www.pasco.realforeclose.com, on April 1, 2021 at 11:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the 1st pendens must file a claim before the clerk reports the surplus as unclaimed.

Dated this 3rd day of March 2021
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
ForeclosureServices@kasslaw.com
327814/1807440/wll
March 5, 12, 2021 21-00357P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 51-2021-CP-232W5
IN RE: ESTATE OF
THOMAS W. TITCOMBE/

Deceased.
The administration of the estate of THOMAS W. TITCOMBE, deceased, whose date of death was January 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth 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: March 5, 2021.

Signed on this 11th day of February, 2021.
THOMAS W. TITCOMBE
Personal Representative
Am Villberg 8
60388 Frankfurt am Main
Germany

Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34656
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
March 5, 12, 2021 21-00334P

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

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2021-CP-0268-W5
Division J
IN RE: ESTATE OF
WILLIAM A. McDERMOTT
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of WILLIAM A. McDERMOTT, deceased, File Number 51-2021-CP-0268-W5/J, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654; and that the decedent's date of death was April 7, 2020; that the total estimated value of the estate is \$22,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JEAN P. McDERMOTT
9316 N. Dr.
New Port Richey, FL 34655
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 and those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 5, 2021.

Person Giving Notice:
JEAN P. McDERMOTT
9316 Nile Dr.
New Port Richey, Florida 34655
Attorney for Person Giving Notice:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619;
SPN #63606
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
March 5, 12, 2021 21-00343P

Person Giving Notice:
JEAN P. McDERMOTT
9316 Nile Dr.
New Port Richey, Florida 34655
Attorney for Person Giving Notice:
DONALD R. PEYTON
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Florida Bar Number: 516619;
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March 5, 12, 2021 21-00343P

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 51-2021-CP-134
IN RE: ESTATE OF
LINNEAUS ARTHUR WALTON III
Deceased.
The administration of the estate of LINNEAUS ARTHUR WALTON III, deceased, whose date of death was November 29, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: March 5, 2021.

SANDRA RUGG
Personal Representative
418 Sall Drive
New Port Richey, FL 34652
/s/ Ryan A. Doddridge, Esq.
Ryan A. Doddridge, Esq.
FBN: 74728
11 E. Tarpon Ave.
Tarpon Springs, FL 34689
Telephone: (727) 537-9263
Primary Email:
ryan@doddridgeadlaw.com
Secondary: transcribe123@gmail.com
March 5, 12, 2021 21-00359P

Person Giving Notice:
JEAN P. McDERMOTT
9316 Nile Dr.
New Port Richey, Florida 34655
Attorney for Person Giving Notice:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619;
SPN #63606
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
March 5, 12, 2021 21-00343P

Person Giving Notice:
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9316 Nile Dr.
New Port Richey, Florida 34655
Attorney for Person Giving Notice:
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Florida Bar Number: 516619;
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New Port Richey, Florida 34655
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March 5, 12, 2021 21-00343P

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2021-CP-0248-W5
Section: 1
IN RE: ESTATE OF
MARJORIE F. DALY,
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 Marjorie F. Daly, deceased, File Number 51-21-CP-0248-W5; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; and that the decedent's date of death was December 27, 2020; and that the total value of the estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
David C. Gilmore and Robert L. Sherry, Successor Co-Trustees of the Marjorie F. Daly Trust dated May 5, 1998, as amended and restated
11619 Trinity Blvd.
Trinity, FL 34655
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 and 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 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 5, 2021.

Person Giving Notice:
RONALD GENE PETTRY
1443 Trimeter Place
Trinity, Florida 34655
Attorney for Person Giving Notice:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbars@msn.com
Secondary E-Mail:
maryellen.leone@gmail.com
March 5, 12, 2021 21-00335P

Person Giving Notice:
RONALD GENE PETTRY
1443 Trimeter Place
Trinity, Florida 34655
Attorney for Person Giving Notice:
BARBARA A. EPSTEIN, ESQ.
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FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 512021CP000281CPAXW5
Division 1
IN RE: ESTATE OF
GENEVIÈVE J. PETTRY
AKA GENEVIÈVE J. PETTRY
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 GENEVIÈVE J. PETTRY aka GENEVIÈVE J. PETTRY, deceased, File Number 512021CP-000281CPAXW5, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; and that the decedent's date of death was December 21, 2020; and that the total value of the estate is \$100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
RONALD GENE PETTRY
1443 Trimeter Place
Trinity, FL 34655
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 5, 2021.

Person Giving Notice:
RONALD GENE PETTRY
1443 Trimeter Place
Trinity, Florida 34655
Attorney for Person Giving Notice:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbars@msn.com
Secondary E-Mail:
maryellen.leone@gmail.com
March 5, 12, 2021 21-00342P

Person Giving Notice:
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maryellen.leone@gmail.com
March 5, 12, 2021 21-00342P

Person Giving Notice:
RONALD GENE PETTRY
1443 Trimeter Place

FIRST 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. 2020CA00287CAAXWS 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., GMACCM MORTGAGE LOAN TRUST 2005-ARI, Plaintiff, vs. STEVEN R. SICKLES, et al. Defendant(s). TO: STEVEN R. SICKLES, UN-

KNOWN SPOUSE OF STEVEN R. SICKLES, 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: LOT 221, KEY VISTA PHASE 3, PARCELS 12, 14 AND 16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 82 THROUGH 90 INCLUSIVE, 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 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 4-5-2021/ (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. BY: /s/ Cynthia Ferdon-Gaede DEPUTY CLERK Robertson, Anschutz, Schmeid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 20-051149 - Jar March 5, 12, 2021 21-00330P

FIRST 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. 512020CA000573CAAXWS AMERIHOMEMORTGAGE COMPANY, LLC, Plaintiff vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RONALD L. SHIRK AKA RONALD LEE SHIRK, DECEASED, et al. Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST RONALD L. SHIRK AKA RONALD LEE SHIRK DECEASED, RYAN SHIRK, 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: LOT 46, THE ESTATE OF BEYON WOODS GOLF AND COUNTRY CLUB PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 81 THROUGH 83, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A 8318 DANBURY LN 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 4-5-2021/ (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 2 day of March, 2021. 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 20-054247 - AgB March 5, 12, 2021 21-00331P

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. 2018-CA-000389-CAAX-W WELLS FARGO BANK, N.A., Plaintiff, vs. DONALD M. BROWN A/K/A DONALD A. BROWN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 17, 2021, and entered in 2018-CA-000389-CAAX-W of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSPFO MASTER PARTICIPATION TRUST, is the Plaintiff and DONALD M. BROWN A/K/A DONALD A. BROWN; UNKNOWN SPOUSE OF DONALD M. BROWN A/K/A DONALD A. BROWN N/K/A SHEILA BROWN; WELLS FARGO BANK, NATIONAL ASSOCIATION FKA WACHOVIA BANK, NATIONAL ASSOCIATION 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 March 25, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 17, HAZELTON ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 6321 SARAH LANE, 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 sale, 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 9 day of March, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Tiffany Waldman Tiffany Waldman, Esquire Florida Bar No. 86591 Communication Email: twaldman@raslg.com March 5, 12, 2021 21-00364P

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-002205 WS 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 MARGARET E. KIRKE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2021, and entered in 51-2018-CA-002205 WS 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 MARGARET E. KIRKE, DECEASED; HOWARD LONG; KERRY ORTIZ-FOURNIER; MICHAEL ORTIZ; CHRISTOPHER LONG; MARY ANN PENSCHKE; KATHLEEN T. KIRKE-YOUNG; ELIZABETH KIRKE 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 March 23, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 1565, EMBASSY HILLS, UNIT SEVENTEEN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 16, PAGES 1 AND 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7420 SAN SALVADORE DRIVE, PORT RICHEY, FL 34667. If you are personally claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the sale, you 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 2 day of March, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Tiffany Waldman Tiffany Waldman, Esquire Florida Bar No. 86591 Communication Email: twaldman@raslg.com March 5, 12, 2021 21-00363P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2018-CA-001801-WS DIVISION: J2/J6 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FLORENCE M. BRUEY, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 12, 2021, and entered in Case No. 51-2018-CA-001801-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Florence M. Bruey, deceased, Barbara Heide, as Personal Representative and possible Heir of the Estate of Florence M. Bruey, deceased, Orchid Lake Village Civic Association, Inc., Orchid Lake Village Unit Ten Homeowners Association, Inc., United States of America acting through Secretary of Housing and Urban Development are Defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00am on April 13, 2021 the following described property as set forth in said Final Judgment of Foreclosure: LOT 532, ORCHID LAKE VIL-

LAGE, UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 40-42, PF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 7457 MULLIGAN CRT, 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 before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 25th day of February, 2021. /s/ Nathan P. Gryglewicz Nathan Gryglewicz, Esq. FLORENCE LAKE VILLAGES, UNIT FOUR, ACCORDING TO THE PLAT OR MAP RECORDED THEREOF IN PLAT BOOK 11, PAGES 55-56, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10914 QUEENS RD, PORT RICHEY, FL 34668

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. 2017CA000702CAAXWS THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17, Plaintiff, vs. BRENT D. DEGEORGE AND JANE L. DEGEORGE, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2018, and entered in 2017CA000702CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-17 is the Plaintiff and BRENT D. DEGEORGE, JANE L. DEGEORGE 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 March 25, 2021, the following described property as set forth in said Final Judgment, to wit: LOT 143, HOLIDAY HILL ESTATES, UNIT FOUR, ACCORDING TO THE PLAT OR MAP RECORDED THEREOF IN PLAT BOOK 11, PAGES 55-56, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10914 QUEENS RD, 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 sale, 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 3 day of March, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Marni Sachs Marni Sachs, Esquire Florida Bar No. 92531 Communication Email: msachs@raslg.com March 5, 12, 2021 21-00362P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF PASCO COUNTY, FLORIDA CASE NO: 18-CC-4444 GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER THREE, INCORPORATED, Plaintiff, vs. JOAN M. NEIDEL, et al. Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as: Unit C Building 3042, GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER THREE, and an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium Number Three as recorded in O.R. Book 539, Page 91, and amendments thereto, and the plat thereof recorded in Plat Book 10, Pages 82-83, of the Public Records of Pasco County, Florida. With the following street address: 4230 Richmere Drive, New Port Richey, FL 34652 at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on April 1, 2021. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the sale must file a claim with in 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 25th day of February, 2021. NIKKI ALVAREZ-SOWLES, ESQ. CLERK AND COMPTROLLER s/ Daniel J. Greenberg Daniel J. Greenberg (collections@attorneyjoe.com) Bar Number 74879 Attorney for Plaintiff Gardens of Beacon Square Condominium Number Three, Incorporated 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 288-1100 March 5, 12, 2021 21-00328P

OFFICIAL COURTHOUSE WEBSITES: www.floridapublicnotices.com

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com | CHARLOTTE COUNTY: charlotte.realforeclose.com | HILLSBOROUGH COUNTY: hillsclerk.com | PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.com | POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

Business Observer (1/10/21)







**FOURTH INSERTION**  
 Notice of Application for Tax Deed  
 2020XX000204TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES  
 INC AND OCEAN BANK, 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 #: 1601129  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 34-24-16-0050-00000-0940  
 GARDEN TERRACE SECTION 1  
 PB 7 PG 23 LOTS 94-96 INCL OR  
 2089 PG 198 OR 7557 PG 1306  
 OR 8583 PG 1920  
 Name(s) in which assessed:  
 DIANA CAROLE STANLEY  
 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 March 18, 2021 at 10:00 am.  
 January 26, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Diaz  
 Deputy Clerk  
 Feb. 12, 19, 26; Mar. 5, 2021  
 21-00216P

**FOURTH INSERTION**  
 Notice of Application for Tax Deed  
 2020XX000205TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES  
 INC AND OCEAN BANK, 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 #: 1603511  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 03-26-16-0070-01500-0000  
 PORT RICHEE LAND COMPAN-  
 NY SUB PB 1 PG 61 POR OF TR  
 15 DESC AS COM NE COR OF  
 NW1/4 SEC FOR POB TH ALG E  
 LN OF NW1/4 SEC 500DEG  
 310'W 265 FT TH PARALLEL  
 WITH N LN OF NW1/4 SEC  
 N89DEG 39'27" W 225 FT TH  
 NODDEG 310'E 265 FT TO N  
 LN OF NW1/4 SEC TH ALG N  
 LN OF NW1/4 SEC S86DEG39'  
 27"E 225 FT TO POB CENTER  
 FOR LYING WITHIN CR NO 587  
 R/W & EXC RD R/W ALG E LN  
 OF PREV DESC PROP OR 1426  
 PG 372 OR 8156 PG 1963  
 Name(s) in which assessed:  
 HAIDER KHAN  
 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 March 18, 2021 at 10:00 am.  
 January 26, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Diaz  
 Deputy Clerk  
 Feb. 12, 19, 26; Mar. 5, 2021  
 21-00217P

**FOURTH INSERTION**  
 Notice of Application for Tax Deed  
 2020XX00098TDAXXX  
 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 #: 1201656  
 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 N01DEG  
 53' 16" E 375.53 FT ALG WEST  
 BDY OF SE1/4 OF NE1/4 OF SEC  
 22 TO SLY BDY OF RW LN OF  
 CR 575 TH S65DEG 10'00" 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  
 S86DEG 14'25" W 141.51 FT TH  
 OF NE1/4 OF NE1/4 [4.9.83] 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 March 18, 2021 at 10:00 am.  
 January 26, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Diaz  
 Deputy Clerk  
 Feb. 12, 19, 26; Mar. 5, 2021  
 21-00206P

**FOURTH INSERTION**  
 Notice of Application for Tax Deed  
 2020XX000218TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES  
 INC AND OCEAN BANK, 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 #: 1511250  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 21-26-16-0040-00000-0640  
 ANCLOTE RIVERS ACRES  
 UNIT 2 PB 4 PG 69 LOT 64 OR  
 4989 PG 1016 OR 8785 PG 3320  
 Name(s) in which assessed:  
 KAREN S MONTZ  
 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 March 18, 2021 at 10:00 am.  
 January 26, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Diaz  
 Deputy Clerk  
 Feb. 12, 19, 26; Mar. 5, 2021  
 21-00228P

**FOURTH INSERTION**  
 Notice of Application for Tax Deed  
 2020XX000213TDAXXX  
 NOTICE IS HEREBY GIVEN,  
 That MIKON FINANCIAL SERVICES  
 INC AND OCEAN BANK, 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 #: 1606987  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 21-25-17-0110-18600-0081  
 MOON LAKE ESTATES UNIT  
 ELEVEN PB 5 PG 141 LOTS 8 9 &  
 10 S34 OAKDALE AV, PORT  
 RICHEY, FL 34668; AND  
 OR 9529 PG 43 39  
 Name(s) in which assessed:  
 DIANE STOLT  
 MATTHEW TAYLOR  
 SPENCER TAYLOR  
 RACHEL PEREZ  
 MITCHELL B TAYLOR  
 JOAN M BYMAN  
 SPENCER N TAYLOR  
 RACHEL S PEREZ  
 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 March 18, 2021 at 10:00 am.  
 January 26, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Diaz  
 Deputy Clerk  
 Feb. 12, 19, 26; Mar. 5, 2021  
 21-00223P

**FOURTH INSERTION**  
 Notice of Application for Tax Deed  
 2020XX000107TDAXXX  
 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 #: 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 N89DEG37'  
 00"E 102.62 FT TH S89DEG56'  
 55"E 128.49 FT TH S89DEG37'  
 00"W 102.62 FT TO POB SLY  
 5 FT THEREOF SUBJECT TO  
 DRAINAGE EASEMENT & UN-  
 DIVIDED 2/3 INT LN LOT 26  
 DESC AS COM AT SE COR LOT  
 9 BLY 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 March 18, 2021 at 10:00 am.  
 January 26, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Diaz  
 Deputy Clerk  
 Feb. 12, 19, 26; Mar. 5, 2021  
 21-00207P

**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-009307-ES  
 LAKE BERNADETTE  
 COMMUNITY ASSOCIATION, INC.  
 Plaintiff, vs.  
 THEODORE P. KIEFER, JR. AND  
 ROBERT L. WELBOURN, et al.  
 Defendants.  
 TO: THEODORE P. KIEFER, JR.  
 5105 EPPING LANE,  
 ZEPHYRHILLS, FLORIDA 33541  
 YOU ARE HEREBY NOTIFIED THAT  
 an action to foreclose a homeowners  
 assessments lien recorded on September  
 25, 2019, in Official Records Book 9979  
 Pages 192-193, in the Public Records  
 of Pasco County, on the following property  
 located in Pasco County, Florida.  
 ADDRESS: 5105 EPPING  
 LANE, ZEPHYRHILLS, FLOR-  
 IDA 33541  
 LEGAL:  
 Lot 1, Block 3, EPPING FOR-  
 EST AT LAKE BERNADETTE,  
 according to the map or plat  
 thereon as recorded in Plat Book  
 28, Page 129, 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 Plaintiff's attorney, BREN-

**SECOND INSERTION**  
 NOTICE OF ACTION  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT, IN AND  
 FOR PASCO COUNTY,  
 FLORIDA.  
 CASE NO.  
 2020-CA-001804-CAAX-W5  
 REVERSE MORTGAGE FUNDING  
 LLC,  
 Plaintiff vs.  
 JENNIFER JEAN MALIN, et al.,  
 Defendants  
 TO:  
 JENNIFER JEAN MALIN  
 10834 OAKDALE AVE,  
 PORT RICHEY, FL 34668; AND  
 7830 LEIGHTON CIRCLE,  
 NEW PORT RICHEY, FL 34654; AND  
 6530 GASTON DR.,  
 NEW PORT RICHEY, FL 34652; AND  
 12201 HOLBROOK DR.,  
 HUDSON, FL 34667  
 AND  
 10834 OAKDALE AVE,  
 PORT RICHEY, FL 34668; AND  
 7830 LEIGHTON CIRCLE,  
 NEW PORT RICHEY, FL 34654; AND  
 6530 GASTON DR.,  
 NEW PORT RICHEY, FL 34652; AND  
 12201 HOLBROOK DR.,  
 HUDSON, FL 34667  
 YOU ARE HEREBY NOTIFIED THAT  
 an action to foreclose a mortgage on the  
 following described property located in  
 Pasco County, Florida:  
 LOT 126, DEERWOOD AT RIVER  
 RIDGE, ACCORDING TO  
 THE MAP OR PLAT THERE-  
 OF, AS RECORDED IN PLAT  
 BOOK 25, PAGES 138 - 146, OF  
 THE PUBLIC RECORDS OF  
 PASCO COUNTY, FLORIDA.  
 has been filed against you, and you are  
 required to serve a copy of your writ-

**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. 2019CA02986CAAXWS  
 U.S. BANK NATIONAL  
 ASSOCIATION,  
 Plaintiff, vs.  
 MARY ESKAROS AND EHAB  
 ARMANTOUS, et al.  
 Defendant(s).  
 NOTICE IS HEREBY GIVEN pursuant  
 to a Final Judgment of Foreclosure  
 dated February 21, 2020, and  
 entered in 2019CA02986CAAXWS  
 of the Circuit Court of the Sixth  
 Judicial Circuit in and for Pasco  
 County, Florida, wherein U.S. BANK  
 NATIONAL ASSOCIATION is the  
 Plaintiff and MARY ESKAROS; EHAB  
 ARMANTOUS; FLORIDA HOUSING  
 FINANCE CORPORATION;  
 THOUSAND OAKS OF PASCO  
 HOMEOWNERS ASSOCIATION,  
 INC.; THOUSAND OAKS MASTER  
 ASSOCIATION, INC.; THOUSAND  
 OAKS PHASES 2-5 HOMEOWNERS  
 ASSOCIATION, INC.; THOUSAND  
 OAKS MULTI-FAMILY  
 HOMEOWNERS ASSOCIATION,  
 INC. are the Defendant(s). Nikki  
 Alvarez-Sowles, Esq. as the Clerk  
 of the Circuit Court will sell to the highest  
 and best bidder for cash at [www.pasco.realtaxdeed.com](http://www.pasco.realtaxdeed.com), at 11:00 AM, on  
 March 16, 2021, the following property  
 as set forth in said Final  
 Judgment, to wit:  
 LOT 34, THOUSAND OAKS  
 MULTI-FAMILY, ACCORDING  
 TO THE MAP OR PLAT THERE-  
 OF, AS RECORDED IN PLAT  
 BOOK 40, PAGE 91 THROUGH  
 11, INCLUSIVE, OF THE PUBLIC  
 RECORDS OF PASCO COUNTY,  
 FLORIDA.  
 Property Address: 8641 HAW-

**SECOND INSERTION**  
 TON J. ROSS, Esquire, 5550 W. Executive  
 Drive, Suite 250, Tampa, Florida  
 33609 on or before 3-29-21, and 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 noti-  
 fication if the time before the sched-  
 uled appearance is less than 7 days; if  
 you are hearing impaired call 711. The  
 court does not provide transportation  
 and cannot accommodate for this ser-  
 vice. Persons with disabilities needing  
 transportation to court should contact  
 their local public transportation pro-  
 viders for information regarding trans-  
 portation services.  
 DATED this 23 day of Feb, 2021.  
 Nikki Alvarez-Sowles, Esq.  
 Clerk of the Court  
 by: /s/ Cynthia Ferdon-Gae  
 Feb. 26; Mar. 5, 2021 21-00294P

**SECOND INSERTION**  
 ten defenses, if any, to this action, on  
 Greenspoon Marder, LLP, Default De-  
 partment, Attorneys for Plaintiff, whose  
 address is Trade Center South, Suite  
 700, 100 West Cypress Creek Road,  
 Fort Lauderdale, FL 33309, and file  
 the original with the Clerk within 30  
 days after the first publication of this  
 notice in BUSINESS OBSERVER, on  
 or before March 29, 2021; otherwise a  
 default and a judgment may be entered  
 against you for the relief demanded in  
 the Complaint.  
 IMPORTANT  
 In accordance with the Americans  
 with Disabilities Act, persons needing  
 a reasonable accommodation to partici-  
 pate in this proceeding should, no  
 later than seven (7) days prior, contact  
 the Clerk of the Court's disability coordi-  
 nator at PUBLIC INFORMATION DEPT.,  
 PASCO COUNTY GOVERNMENT CENTER,  
 7530 LITTLE ROAD, NEW PORT RICHEY,  
 FL 34654 - 727-847-8110. If hearing  
 or voice impaired, contact (TDD)  
 (800)955-8771 via Florida Relay Sys-  
 tem.  
 WITNESS MY HAND AND SEAL  
 OF SAID COURT on this 22nd day of  
 February 2021.  
 NIKKI ALVAREZ-SOWLES, ESQ.  
 As Clerk of said Court  
 By: Kelly Jeanne Semors  
 As Deputy Clerk  
 Greenspoon Marder, LLP  
 Default Department  
 Attorneys for Plaintiff  
 Trade Center South,  
 Suite 700  
 100 West Cypress Creek Road  
 Fort Lauderdale, FL 33309  
 (954) 491-1120;  
 gmforclosure@gmail.com  
 Feb. 26; Mar. 5, 2021 21-00288P

**SECOND INSERTION**  
 BUCK ST, TRINITY, FL 34655  
 Any person claiming an interest in  
 the surplus from the sale, if any, other  
 than the property owner as of the date  
 of the sale, must file a claim in  
 accordance with Florida Statutes,  
 Section 45.031.  
 IMPORTANT  
 AMERICANS WITH DISABILITIES  
 ACT: If you are a person with a dis-  
 ability who needs an accommodation  
 in order to participate in this proceed-  
 ing, you are entitled, at no cost to you,  
 to the provision of certain assistance.  
 Please contact: Public Information  
 Dept., Pasco County Government Center,  
 7530 Little Rd., New Port Richey,  
 FL 34654; (727) 847-8110 (voice)  
 in New Port Richey; (352) 521-4274  
 (voice) in Dade City, OR 711 for the hear-  
 ing impaired. Contact should be initi-  
 ated at least seven days before the sched-  
 uled court appearance, or immediately  
 upon receiving this notification if the  
 time before the scheduled appearance is  
 less than seven days. The court does not  
 provide transportation and cannot ac-  
 commodate such requests. Persons with  
 disabilities needing transportation to  
 court should contact their local public  
 transportation providers for information  
 regarding transportation services.  
 Dated this 23 day of February, 2021.  
 By: /s/Areeb Naseer  
 Areeb Naseer, Esquire  
 Florida Bar No. 19582  
 Communication Email:  
 anaseer@rasjl.com

ROBERTSON, ANSCHUTZ,  
 SCHNEID, CRANE &  
 PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave.,  
 Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-8909  
 Service Email: fmail@ansc.com  
 Feb. 26; Mar. 5, 2021 21-00292P

**SECOND INSERTION**  
 NOTICE OF ACTION  
 IN THE CIRCUIT CIVIL COURT OF  
 THE SIXTH JUDICIAL CIRCUIT  
 OF FLORIDA, IN AND FOR PASCO  
 COUNTY, FLORIDA  
 CIVIL DIVISION  
 CASE NO.  
 2021-CA-000024-CAAXWS  
 ANTHONY J. NICOLETTI,  
 Plaintiff, vs.  
 ANTHONY J. LOGRASSO,  
 UNKNOWN SPOUSE OF  
 ANTHONY J. LOGRASSO, LOUIS  
 A. LOGRASSO, UNKNOWN  
 SPOUSE OF LOUIS A. LOGRASSO,  
 UNKNOWN TENANT(S),  
 Defendants.  
 TO: UNKNOWN SPOUSE OF AN-  
 THONY J. LOGRASSO  
 7334 New York Avenue  
 Hudson, FL 34667  
 YOU ARE NOTIFIED THAT an ac-  
 tion for damages in the amount of  
 \$30,000.00 and to foreclose on real  
 property on the following property in  
 Pasco County, Florida:  
 Lot Block C, SUNSET ES-  
 TATES REPLAT, according to  
 the map or plat thereof as re-  
 corded in Plat Book 6, Page 104,  
 Public Records of Pasco County,  
 Florida  
 which has the address of 7334  
 New York Avenue, Hudson, FL  
 34667  
 has been filed against you, and you are  
 required to file written defenses with  
 the Clerk of the court and to serve a  
 copy within thirty (30) days after the

**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-009307-ES  
 LAKE BERNADETTE  
 COMMUNITY ASSOCIATION, INC.  
 Plaintiff, vs.  
 THEODORE P. KIEFER, JR. AND  
 ROBERT L. WELBOURN, et al.,  
 Defendants.  
 TO: ROBERT L. WELBOURN  
 5105 EPPING LANE,  
 ZEPHYRHILLS, FLORIDA 33541  
 YOU ARE HEREBY NOTIFIED THAT  
 an action to foreclose a homeowners  
 assessments lien recorded on September  
 25, 2019, in Official Records Book 9979  
 Pages 192-193, in the Public Records  
 of Pasco County, on the following property  
 located in Pasco County, Florida.  
 ADDRESS: 5105 EPPING  
 LANE, ZEPHYRHILLS, FLOR-  
 IDA 33541  
 LEGAL:  
 Lot 1, Block 3, EPPING FOR-  
 EST AT LAKE BERNADETTE,  
 according to the map or plat  
 thereof as recorded in Plat Book  
 28, Page 129, 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 Plaintiff's attorney, BREN-

**SECOND INSERTION**  
 NOTICE OF ACTION AS TO  
 AMENDED COMPLAINT  
 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, INC. IN ITS  
 INDIVIDUAL CAPACITY BUT  
 SOLELY AS TRUSTEE FOR THE  
 RMAC TRUST, SERIES 2016-CTT  
 Plaintiff, vs.  
 UNKNOWN HEIRS, DEVISEES,  
 GRANTEES, LIENORS,  
 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: UNKNOWN HEIRS, DEVISEES,  
 GRANTEES, LIENORS,  
 ASSIGNEES, LIENORS,  
 CREDITORS, TRUSTEES OF MARI-  
 ON BALDWIN F/K/A MARION HUF-  
 FART, DECEASED  
 CURRENT RESIDENCE UNKNOWN  
 LAST KNOWN ADDRESS UN-  
 KNOWN  
 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, AC-  
 CORDING 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, Boca Raton, FL 33489,  
 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

Dated: February 22, 2021.  
 CLERK OF THE COURT  
 Honorable Nikki Alvarez-Sowles,  
 Esq.  
 P.O. Drawer 338  
 New Port Richey,  
 Florida 34656-0338  
 (COURT SEAL)  
 By: /s/ Cynthia Ferdon-Gae  
 Deputy Clerk  
 Jennifer M. Scott  
 Kass Shuler, P.A.  
 plaintiff's attorney  
 A/E, Boca Raton,  
 Tampa, Florida 33601  
 (813) 229-0900  
 327878/1700848/wlp  
 Feb. 26; Mar. 5, 2021 21-00290P

first date of publication on or before  
 3-29-2021 of this notice on Plaintiff's  
 attorney, Shawn M. Yesner, Esq., whose  
 address is 2753 SR. 580, Suite 202,  
 Clearwater, FL 33761-3345, 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 an accommodation, you  
 are entitled, at no cost to you, to the  
 provision of certain assistance. To  
 request such an accommodation, please  
 contact the ADA coordinator within  
 seven working days of the date the  
 service is needed; if you are hearing or  
 voice impaired, call 711.  
 WITNESS MY HAND and the seal of  
 this Court on this 23 day of February,  
 2021.  
 NIKKI ALVAREZ-SOWLES, ESQ.  
 CLERK & COMPTROLLER  
 PASCO COUNTY, FLORIDA  
 BY: /s/ Cynthia Ferdon-Gae  
 Deputy Clerk

YESNER LAW, P.L.  
 Shawn M. Yesner, Esq.  
 FRN: 0155225  
 Laurny V. Fabrizio, Esq.  
 FRN: 1015838  
 Countryside Colonial Center  
 2753 SR 580, Suite 202  
 Clearwater, FL 33761  
 Telephone: (813) 774-5737  
 Facsimile: (813) 344-0905  
 Email: Shawn@YesnerLaw.com  
 Email: Laurny@YesnerLaw.com  
 Email: Terri@YesnerLaw.com  
 Feb. 26; Mar. 5, 2021 21-00295P

TON J. ROSS, Esquire, 5550 W. Executive  
 Drive, Suite 250, Tampa, Florida  
 33609 on or before 3-29-21, and 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 noti-  
 fication if the time before the sched-  
 uled appearance is less than 7 days; if  
 you are hearing impaired call 711. The  
 court does not provide transportation  
 and cannot accommodate for this ser-  
 vice. Persons with disabilities needing  
 transportation to court should contact  
 their local public transportation pro-  
 viders for information regarding trans-  
 portation services.  
 DATED this 23 day of Feb, 2021.  
 Nikki Alvarez-Sowles  
 Clerk of the Court  
 by: /s/ Cynthia Ferdon-Gae  
 Feb. 26; Mar. 5, 2021 21-00293P

anyone, whose address is P.O. Box  
 800, Tampa, Florida 33601, (813) 229-  
 0900, on or before 3-29-2021, (or 30  
 days from the first date of publication,  
 whichever is later) and file the original  
 with the Clerk of this Court either be-  
 fore 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 DISABILITY  
 ACT: If you are a person with a dis-  
 ability who needs an accommodation  
 in order to access court facilities or  
 participate in a court proceeding, you  
 are entitled, at no cost to you, to the  
 provision of certain assistance. To  
 request such an accommodation, please  
 contact the Administrative Office of  
 the Court as far in advance as  
 possible, but preferably at least (7)  
 days before your scheduled court ap-  
 pearance or other court activity of the  
 date the service is needed. Complete  
 the Request for Accommodations  
 Form and submit to 800 E. Twiggs  
 Street, Room 604 T&P, FL 33602.  
 Please review FAQs for answers to  
 many questions. You may contact the  
 Administrative Office of the Courts  
 ADA Coordinator by letter, telephone  
 or e-mail: Administrative Office of  
 the Courts, Attention: ADA Coordina-  
 tor, 800 E. Twiggs Street, Tampa, FL  
 33602, Phone: 813-272-7040, Hear-  
 ing Impaired: 1-800-955-8771, e-mail:  
 ADA@fldjud.org  
 Dated: February 22, 2021.  
 CLERK OF THE COURT  
 Honorable Nikki Alvarez-Sowles,  
 Esq.  
 P.O. Drawer 338  
 New Port Richey,  
 Florida 34656-0338  
 (COURT SEAL)  
 By: /s/ Cynthia Ferdon-Gae  
 Deputy Clerk  
 Jennifer M. Scott  
 Kass Shuler, P.A.  
 plaintiff's attorney  
 A/E, Boca Raton,  
 Tampa, Florida 33601  
 (813) 229-0900  
 327878/1700848/wlp  
 Feb. 26; Mar. 5, 2021 21-00290P



# KEEP PUBLIC NOTICES IN PUBLIC.

The informed find public notices in newspapers. Don't place them inside government-run websites where they can be hidden and manipulated. Keep public notices front and center, in print, where they can be accessed and referenced.

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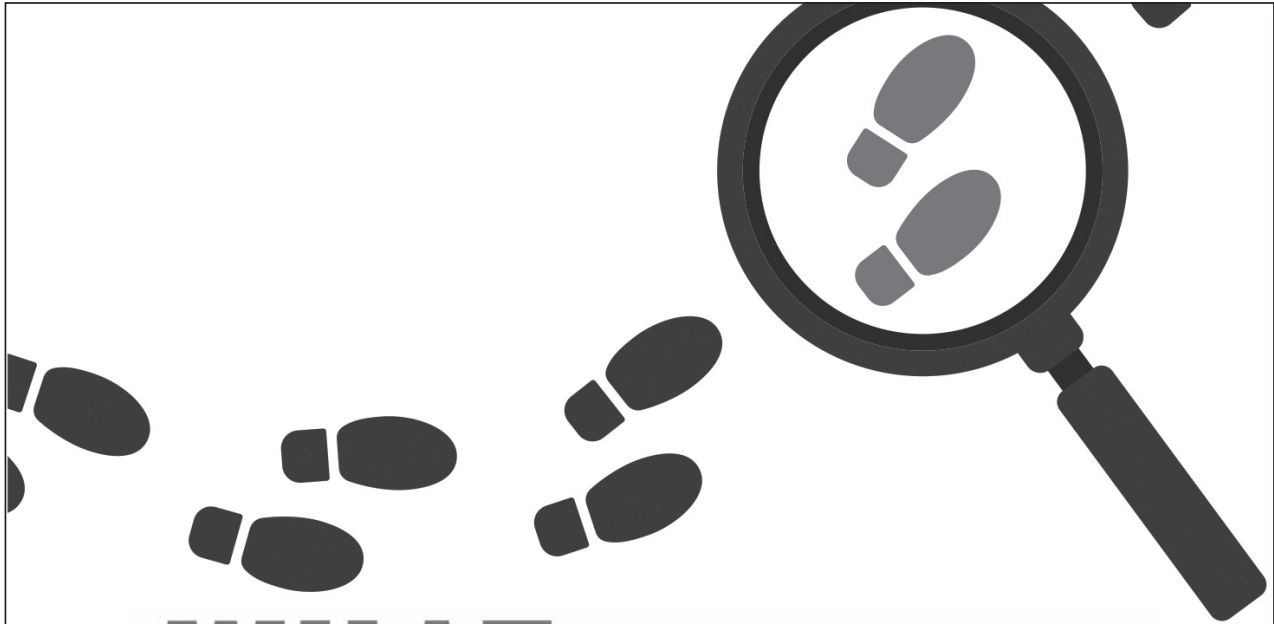
**DON'T LET FLORIDA LAWMAKERS REMOVE YOUR RIGHT TO KNOW!**

*Call your legislators and voice your opinion today.*



To learn more, visit [www.floridapublicnotices.com](http://www.floridapublicnotices.com)





# WHAT ARE THEY TRYING TO HIDE?

## KEEP PUBLIC NOTICES IN PUBLIC.

Public notices inform citizens of the changes that affect them and their community. Some state and local officials want to move these notices from newspapers to government-run websites, where they may not be easily accessed.

### URGE FLORIDA LAWMAKERS TO OPPOSE HB 35 AND SB 402

These bills seek to eliminate the newspaper requirement for public notice and allow local governments to post notices on publicly accessible government websites and government access channels.



**DON'T LET FLORIDA LAWMAKERS REMOVE YOUR RIGHT TO KNOW!**

*Call your legislators and voice your opinion today.*

