

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that MELISSA RODRIGUEZ, OWNER, desiring to engage in business under the fictitious name of BRETT'S BARBERSHOP located at 2336 SEVEN SPRINGS BLVD, NEW PORT RICHEY, FLORIDA 34655 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 26, 2021 21-00491P

FIRST INSERTION

Notice is hereby given that ADAM TYLER MEHL, LUCAS TYLER MEHL, L MEHL PHOTO & DESIGN, LLC, OWNERS, desiring to engage in business under the fictitious name of FACE THE GRAIN located at 12444 LEEWOOD WAY, SPRING HILL, FLORIDA 34610 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.
March 26, 2021 21-00466P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that SASHA MARIE WILLIAMS, OWNER, desiring to engage in business under the fictitious name of BLESSED GLAMOUR AND BUNDLEZ located at 7206 US HIGHWAY 19, NEW 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.
March 26, 2021 21-00488P

FIRST INSERTION

Notice is hereby given that ERIC MITCHELL, OWNER, desiring to engage in business under the fictitious name of TRANQUILNATUREPHOTOGRAPHY located at 8604 HUNTSMAN LN, 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.
March 26, 2021 21-00468P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Property owner gives notice and intent to sell for reasonable storage/advertising costs the below abandoned property per FL Statute 715.104, 715.105, 715.106 & 715.109 on 4/8/21 at 8:30 AM at 11850 Bruin Dr., New Port Richey, FL 34654. Said property owner reserves the right to accept/reject any and all bids.
89 LANDO
VIN# 1LH336UH4K1004703
99 UTIC
VIN# 1UYVS253XXP653002
Mar. 26; Apr.2, 2021 21-00463P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Harmony Home Cleaning, located at 30042 Mossbank DR, in the City of Wesley Chapel, County of Pasco, State of FL, 33543, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22 of March, 2021.
BUSY BEE LLC
30042 Mossbank DR
Wesley Chapel, FL 33543
March 26, 2021 21-00465P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000221TDAXXX
NOTICE IS HEREBY GIVEN,
That MARK H FINK, 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 #: 1603939
Year of Issuance: 06/01/2017
Description of Property:
08-26-16-0180-00000-0290
TOWN & COUNTRY VILLAS PB 6 PG 9 LOT 29 OR 4490 PG 240
Name(s) in which assessed:
KATHLEEN ST MARTIN
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00432P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that MIGUEL A FIGUEROA III, OWNER, desiring to engage in business under the fictitious name of JERKY LATINO located at 4106 VISTA VERDE DR, APT 11, NEW PORT RICHEY, FLORIDA 34655 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 26, 2021 21-00492P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Herby Given that West Florida Cardiology Network, LLC, 9332 State Road 54, Ste 405, Trinity, FL 34655, desiring to engage in business under the fictitious name of Cardiac Surgical Associates of Trinity, with its principal place of business in the State of Florida in the County of Pasco will file an Application for Registration of Fictitious Name with the Florida Department of State.
March 26, 2021 21-00487P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that ANTHONY DONNENFELSER, BILLI CORNELIUS, OWNERS, desiring to engage in business under the fictitious name of ALL STAR LAWN CARE & MORE located at 9241 RAINBOW LANE, PORT RITCHEY, 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.
March 26, 2021 21-00489P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that PAUL S ERNST, OWNER, desiring to engage in business under the fictitious name of PSE HOME SERVICES located at 6235 OSTEEN RD, NEW PORT RICHEY, FLORIDA 34653 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.
March 26, 2021 21-00490P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/09/2021, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
IC3LC56R27N544119
2007 Chrysler
JH2SC770XHKO00500
2017 Honda
March 26, 2021 21-00464P

FIRST INSERTION

Notice is hereby given that PAUL S ERNST, OWNER, desiring to engage in business under the fictitious name of PSE HOME SERVICES located at 6235 OSTEEN RD, NEW PORT RICHEY, FLORIDA 34653 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.
March 26, 2021 21-00467P

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of BETH ANN STANKE, JOHN JACOB COLE and QUINSON CROSON, will, on April 7, 2021, at 10:00 a.m., at 6028 Minerva Street, Lot #93, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1962 PACE MOBILE HOME,
VIN: 4516, TITLE NO.: 0009540124
and all other personal property located therein
PREPARED BY:
Jody B. Gabel
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
Mar. 26; Apr.2, 2021 21-00462P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000223TDAXXX
NOTICE IS HEREBY GIVEN,
That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1611019
Year of Issuance: 06/01/2017
Description of Property:
01-26-21-0080-00C02-0680
TALIA CONDOMINIUM OR 1385 PG 1881 BLDG C UNIT 2068 & COMMON ELEMENTS OR 8506 PG 3365
Name(s) in which assessed:
TALIA CONDOMINIUM ASSOCIATION 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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00434P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000231TDAXXX
NOTICE IS HEREBY GIVEN,
That MHF RETIREMENT TRUST, 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 #: 1506209
Year of Issuance: 06/01/2016
Description of Property:
16-25-17-0060-09200-0040
MOON LAKE ESTS UNIT 6 PB 4 PGS 90-91 LOTS 4 & 5 BLK 92 OR 6400 PG 93
Name(s) in which assessed:
CARL RICKS
ELAINE MCMARTIN
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00442P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000222TDAXXX
NOTICE IS HEREBY GIVEN,
That DARVOG PENSION PLAN, 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 #: 1609833
Year of Issuance: 06/01/2017
Description of Property:
26-23-21-002A-00000-0192
SUB OF SE1/4 OF NW1/4 PB 2 PG 44 BEG AT A POINT 50.00 FT NORTH OF SE COR OF LOT 19 FOR POB TH NORTH TO NE COR OF LOT 19 TH WEST TO CENTER LINE OF LOT 19 TH SOUTH TO A POINT 50.00 FT NORTH OF SOUTH LINE OF LOT 19 TH EAST TO POB & SOUTH 16.00 FT OF EAST 1/2 LOT 18 OR 371 PG 337
Name(s) in which assessed:
ESTATE OF WILLIE M MURRAY
CAROLYN F MCCRAY
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00433P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000227TDAXXX
NOTICE IS HEREBY GIVEN,
That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1601034
Year of Issuance: 06/01/2017
Description of Property:
33-24-16-0160-01100-0040
SIGNAL COVE UNIT #1 PB 7 PG 64 LOT 4 & S1/2 OF LOT 5 BLOCK 11 OR 3104 PG 1538
Name(s) in which assessed:
BRIAN C GERNAAT
VIRGINIA GERNAAT
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00438P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000230TDAXXX
NOTICE IS HEREBY GIVEN,
That MHF RETIREMENT TRUST, 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 #: 1606445
Year of Issuance: 06/01/2017
Description of Property:
09-25-17-0010-00F00-0050
MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 5 & 6 BLOCK F OR 855 PG 180
Name(s) in which assessed:
DOUGLAS JOHNSON
RUBY JOHNSON
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00441P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000236TDAXXX
NOTICE IS HEREBY GIVEN,
That NICOLE RESCHAR, 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 #: 1412302
Year of Issuance: 06/01/2015
Description of Property:
25-26-15-0010-02600-0000
TAMPA-TARPON SPRINGS LAND COMPANY PB 1 PGS 68-70 COM AT NW COR OF LOT 675 OF ALOHA GARDENS UNIT SIX PB 10 PGS 69- 70 FOR POB TH S89DEG25' 32"E ALG NORTH LINE OF SAID ALOHA GARDENS UNIT SIX 578.00 FT TH N71DEG18' 00"E 63.63 FT ALG SAID NORTH LINE TO INTER- SECTION WITH SOUTH LINE OF TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM AS PER OR 898 PGS 1781-1834 TH N89DEG25' 32"W ALG SAID SOUTH LINE 638.00 FT TH S00DEG44' 18"W 21.00 FT TO POB OR 7778 PG 783 OR 7792 PG 491
Name(s) in which assessed:
818-239-2215 LAND TRUST
JOSEPH N PERLMAN
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00447P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000228TDAXXX
NOTICE IS HEREBY GIVEN,
That EREBUS HOLDINGS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1602254
Year of Issuance: 06/01/2017
Description of Property:
15-25-16-0760-00000-1950
REGENCY PARK UNIT 2 PB 11 PGS 78-79 LOT 195 OR 5870 PG 809
Name(s) in which assessed:
MARTHA 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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00439P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000225TDAXXX
NOTICE IS HEREBY GIVEN,
That WOODY DEVELOPMENT CORPORATION, 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 #: 1606301
Year of Issuance: 06/01/2017
Description of Property:
04-25-17-006A-00000-00R0
SHADOW RUN UNIT 2 PB 24 PGS 33-35 TR R AKA RECREATION AREA OR 3178 PG 696 OR 3178 PG 697
Name(s) in which assessed:
SHADOW RUN COMMUNITY ASSOCIATION 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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00436P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000226TDAXXX
NOTICE IS HEREBY GIVEN,
That WILLIAM STAFFORD, 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 #: 1610731
Year of Issuance: 06/01/2017
Description of Property:
15-25-21-0000-00400-0020
COM AT NW COR OF SE1/4 OF SW1/4 OF SEC 15 TH ALG WEST LINE THEREOF S00DEG 21' 20"W 105.42 FT TH S72DEG 40' 03"E 244.95 FT TH S34DEG 57' 02"E 148.97 FT TH S08DEG 02' 59"E 873.63 FT TH N89DEG 57' 51"E 975.64 FT TH N00DEG 21' 06"E 551.26 FT FOR POB TH CONT N00DEG 21' 06"E 350 FT TH N89DEG 57' 51"E 375.00 FT TH S00DEG 21' 06"W 350.00 FT TH S89DEG 57' 51"W 375.00 FT; EXC THE EAST 250.00 FT THEREOF TOGETHER WITH EASEMENT FOR INGRESS & EGRESS AS DESC IN OR 7928 PG 159
Name(s) in which assessed:
MICHAEL E ETHERIDGE
ALEYAMMA T MATHEW
ABILASH T MATHEW
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00437P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000229TDAXXX
NOTICE IS HEREBY GIVEN,
That MHF RETIREMENT TRUST, 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 #: 1606849
Year of Issuance: 06/01/2017
Description of Property:
16-25-17-0090-14000-0070
MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 7 & 8 BLOCK 140 OR 6405 PG 1461
Name(s) in which assessed:
AMY ISSARI
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00440P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000219TDAXXX
NOTICE IS HEREBY GIVEN,
That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1604248
Year of Issuance: 06/01/2017
Description of Property:
16-26-16-0060-00300-0130
SUNNYBROOK 3 CONDO CB 1 PGS 144-146 BLDG 3 UNIT 13 & COMMON ELEMENTS OR 5059 PG 287
Name(s) in which assessed:
ANNA THERESIA BARNES
TRUST
ROSEMARY ANN BARNES
TTEE
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00431P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000241TDAXXX
NOTICE IS HEREBY GIVEN,
That CHP CAPITAL US INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1700481
Year of Issuance: 06/01/2018
Description of Property:
10-24-21-0000-01700-0022
COM 677.79 FT SOUTH & 1112.26 FT WEST OF NE COR OF SW1/4 OF SECTION 10 AT A POINT MARKED BY A CONCRETE MONUMENT ON THE SELY BDY OF THE RIGHT OF WAY OF SEABOARD AIRLINE RAILROAD TH N89DG 43' 00"E 362.26 FT TH SOUTH 183.46 FT FOR POB TH S89DG 43' 00"W 362.57 FT TO BEG OF A CURVE RIGHT CENTRAL ANGLE 44DG 00' 45" RAD 139.59 FT TH NWLY ALG SAID CURVE 107.23 FT TH N46DG 16' 15"W 97.16 FT MOL TO CENTER OF OLD ABANDONED SEABOARD AIRLINE RAILROAD BED TH SWLY ALG CENTER OF THE RR BED 77.20 FT MOL TO WEST LINE OF NE1/4 OF SW1/4 TH SOUTH 185.66 FT TH N89DG 43' 00"E 578.48 FT TH NORTH 133.46 FT TO POB LESS EAST 327.00 FT THEREOF OR 3099 PG 1420 OR 7394 PG 1307
Name(s) in which assessed:
KEITH A MCKEEHAN
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021 21-00451P

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

HOW TO PUBLISH YOUR LEGAL NOTICE
CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000233TDAXXX
NOTICE IS HEREBY GIVEN,
That DARVOG PENSION PLAN, 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 #: 1601996
Year of Issuance: 06/01/2017
Description of Property:
12-25-16-0090-06600-0230
GRIFFIN PK B 2 P 78 & 78A LOT 23 & 24 BLK 66 OR 6191 PG 1211
Name(s) in which assessed:
ESTATE OF GENOVEVA MUNIZ
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00444P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000235TDAXXX
NOTICE IS HEREBY GIVEN,
That AFFORDABLE HEAVENLY HOUSING INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1400290
Year of Issuance: 06/01/2015
Description of Property:
26-23-21-002A-00000-0084
SUB SE OF NW MB 2 PG 44 N 114 FT OF W 100 FT OF LOT 9, S 16 FT OF W 100 FT OF LOT 8
Name(s) in which assessed:
BENNIE CLAY HODO
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00446P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000242TDAXXX
NOTICE IS HEREBY GIVEN,
That CHP CAPITAL US INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1700962
Year of Issuance: 06/01/2018
Description of Property:
32-24-21-0010-00000-0110
UNREC PLAT OF W 1/4 OF SW 1/4 OF SW 1/4 N 105 FT OF S 1110 FT OF E 1/2 OF W 1/4 OF SW 1/4 OF SW 1/4 LYING E OF SR S- 579 AKA E 1/2 LOT 11 SUBJECT TO EASEMENT FOR INGRESS & EGRESS OVER & ACROSS W 25 FT THEREOF OR 8001 PG 719
Name(s) in which assessed:
MICHAEL DAVID RODRIGUEZ
MARY M RODRIGUEZ
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00452P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000239TDAXXX
NOTICE IS HEREBY GIVEN,
That CHP CAPITAL US INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1704651
Year of Issuance: 06/01/2018
Description of Property:
14-26-18-0000-02100-0010
THE SOUTH 1/2 OF EAST 200 FT OF SOUTH 450 FT OF SOUTH 1/2 OF SW1/4 OF SW1/4 OF SEC 14 LESS EAST 20.00 FT FOR ROAD R/W SUBJ TO ACCESS USE & MAINTENANCE

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000232TDAXXX
NOTICE IS HEREBY GIVEN,
That MHF RETIREMENT TRUST, 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 #: 1610212
Year of Issuance: 06/01/2017
Description of Property:
26-24-21-0000-04100-0080
S 173 FT OF N 450 FT OF E1/2 OF NE1/4 OF SW1/4 EXC E 608.03 FT RB 528 PG 418
Name(s) in which assessed:
AGNES E MATHIS
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00443P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000243TDAXXX
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 #: 1703117
Year of Issuance: 06/01/2018
Description of Property:
17-26-20-002A-00D00-8340
SADDLEBROOK CONDO 3 CLUSTER 8 PB 21 PG 10 UNIT 834 BLDG D & COMMON ELEMENTS OR 9617 PG 3687
Name(s) in which assessed:
GHOST HOLDINGS 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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00453P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000234TDAXXX
NOTICE IS HEREBY GIVEN,
That DARVOG PENSION PLAN, 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 #: 1612368
Year of Issuance: 06/01/2017
Description of Property:
30-25-22-0020-00300-0000
A W TUCKERS RAILWAY ADDITION TO RICHLAND PB 1 PG 3 LOTS 7 & 8 BLOCK 3 & THAT PART OF NORTH 3/4 OF VACATED STREET LYING SOUTH OF LOTS 7 & 8 & 9 BLOCK 3 OR 7768 PG 339
Name(s) in which assessed:
ESTATE OF ROSE MARIE BOZARTH
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00445P

FIRST INSERTION

EASEMENT OF A WELL ON EAST 40.00 FT OF NORTH 20.00 FT WEST OF MITCHELL RD OR 8500 PG 1518
Name(s) in which assessed:
JENNIFER DANIELS
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00449P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000240TDAXXX
NOTICE IS HEREBY GIVEN,
That CHP CAPITAL US INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1704057
Year of Issuance: 06/01/2018
Description of Property:
08-24-18-0030-00000-3690
LEISURE HILLS UNREC PLAT LOT 369 E 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS S 25 FT & E 25 FT FOR RD R/W OR 4258 PG 869 OR 7105 PG 225
Name(s) in which assessed:
ESTATE OF HAROLD H BILLINGSLY
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00450P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000224TDAXXX
NOTICE IS HEREBY GIVEN,
That DARVOG PENSION PLAN, 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 #: 1605440
Year of Issuance: 06/01/2017
Description of Property:
32-26-16-0000-00800-0040
THAT POR OF ABANDONED RR R/W IN NW1/4 OF NE1/4 OF SEC BEING 50 FT WIDE IE 25 FT ON EACH SIDE OF CENTERLINE BEGINNING AT POINT 492.43 FT MOL FROM SLY LINE OF CATSKILL RD (FKA MILE STRETCH RD) AS MEAS ALG CENTERLINE SAID POINT BEING INTERSECTION OF SAID CENTER- LINE & WLY EXTENSION OF LINE BTWN LOTS 11 & 110 OF FOREST HILLS EAST UNIT 1 PB 13 PG 57 & EXTENDING SELY ENDING AT INTERSECTION OF SAID CENTER- LINE & NORTH BDY OF MARIPOSA OR (FKA ELIZABETH AVE) OR 9122 PG 3699
Name(s) in which assessed:
MICHAEL J GODEK
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00435P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000238TDAXXX
NOTICE IS HEREBY GIVEN,
That CHP CAPITAL US INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1705112
Year of Issuance: 06/01/2018
Description of Property:
14-24-17-0010-00000-4800
HIGHLANDS UNRECORDED PLAT POR OF TR 480 DESC AS COM NW COR SEC TH ALG W LN SEC S00DG 48' 38"W 1947.47 FT TH S89DG 23' 20"E 825.14 FT TO POB CONT S89DG 23' 20"E 255.00 FT TH S00DG 26' 05"E 188.25 FT TH N89DG 23' 20"W 255.00 FT TH N00DG 26' 05"W 188.25 FT TO POB EXC N 25 FT FOR RD R/W SUBJECT TO INGRESS/EGRESS ESMT OVER EAST 30 FT THEREOF
Name(s) in which assessed:
DEBORAH ORR
TIMOTHY LOGOZZO
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 April 29, 2021 at 10:00 am.
March 10, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Mar. 26; Apr. 2, 9, 16, 2021
21-00448P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 21-CP-000290
IN RE: ESTATE OF XAVIER G. SANCHEZ Deceased.
The administration of the estate of XAVIER G. SANCHEZ, deceased, whose date of death was November 2, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 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 March 26, 2021.
Personal Representative:
XENIA SANCHEZ
26043 Lobloby Lane
Land O' Lakes, Florida 34639
Attorney for Personal Representative
Jeffrey A. Aman, Esquire
Attorney for Personal Representative
Florida Bar Number: 437417
AMAN LAW FIRM
282 Crystal Grove Boulevard
Lutz, Florida 33548
Telephone: (813) 265-0004
Fax: (888) 870-8658
E-Mail: jeffa@amanlawfirm.com
Secondary E-Mail: service@amanlawfirm.com
Mar. 26; Apr. 2, 2021 21-00454P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 512021CP000118CPAXWS
IN RE: ESTATE OF MARY DEFAZIO, Deceased.
The administration of the estate of MARY DEFAZIO, deceased, whose date of death was December 3, 2020, File Number 512021CP000118CPAXWS, 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 representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is March 26, 2021.
Signed on the 17 day of March, 2021.
Cynthia Sartori
Personal Representative
17 E. Foster Street
Melrose, MA 02176
ROBERT C. THOMPSON, JR., Esquire
FBN #390089 SPN #02528094
gf@thompsonfernald.com
GARY M. FERNALD, Esquire
FBN #395870 SPN #00910964
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
Mar. 26; Apr. 2, 2021 21-00460P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-21-CP-400-WS
Division: I
IN RE: ESTATE OF MARRIETTA GUERRA 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 Marrietta Guerra, 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 December 14, 2020; that the total value of the estate is \$7,000.00 and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS
Jeffrey D. Guerra
2914 Shipston Avenue
New Port Richey, FL 34655
Claude Guerra
5 Kingsbridge Court
Ballston Lake, NY 12019
Carol Ann Shively
1012 Carriage Park Drive
Valrico, FL 33594
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 26, 2021.
Personal Giving Notice:
Jeffrey D. Guerra
2914 Shipston Avenue
New Port Richey, Florida 34655
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Mar. 26; Apr. 2, 2021 21-00459P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000238CPAXWS
IN RE: ESTATE OF DEBI J. PERRY Deceased.
The administration of the estate of DEBI J. PERRY, deceased, whose date of death was January 5, 2021, 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 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 March 26, 2021.
Personal Representative:
BETTY M. LAKE
10820 State Road 54, Suite 202
Trinity, FL 34655
Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
WILLIAMS RISTOFF & PROPER PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail: srw@wrplawyers.com
Mar. 26; Apr. 2, 2021 21-00461P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000376CPAXES
Section A
IN RE: ESTATE OF SHIRLEY MAE MUSSER BARNES 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 Shirley Mae Musser Barnes, deceased, File Number 51-2021-CP-000376, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was January 1, 2021; that the total value of the estate less any exemptions is \$58,884.00 and that the names and addresses of those to whom it has been assigned by such order are:
NAME
Mark Duane Barnes
Michael William Barnes
ADDRESS
6924 Gray Catbird Loop
Wesley Chapel, FL 33545
36653 Palm Street
Dade City, FL 33525
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 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 26, 2021.
Personal Giving Notice:
Mark Duane Barnes
Michael William Barnes
Attorney for Persons Giving Notice:
Nathan D. Brewer, Esq.
5537 Gall Boulevard
Zephyrhills, FL 33542
Tel. (813) 549-4529
Primary Email:
brewerlawfirm@gmail.com
Secondary Email:
brewerlawparalegal@gmail.com
Mar. 26; Apr. 2, 2021 21-00455P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2020-CP-000019 ES
Division: Probate 51
IN RE: ESTATE OF JOHN RONDAL HIBBARD, II Deceased.
The administration of the estate of JOHN RONDAL HIBBARD, II deceased, whose date of death was November 11, 2020 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center 7530 Little Road, Suite 104, New Port Richey, Florida 34654-5598. 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 March 26, 2021.
Personal Representative:
Brandon Hibbard
36251 Horseshoe Drive,
Zephyrhills, Florida 33541
BRITTON LAW, LLC
Richard K. Britton, Esquire
Florida Bar Number: 480339
2124 Park Street
Jacksonville, Florida 32204
Telephone: (904) 389-1994
Fax: (904) 389-7990
E-Mail: Service@BrittonLawLLC.com
Mar. 26; Apr. 2, 2021 21-00456P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2020CP001435CPAXES
IN RE: ESTATE OF
WILFRIED H. HAMANN
Deceased.

The administration of the estate of Wilfried H. Hamann, deceased, whose date of death was May 23, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. 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 March 26, 2021.

Personal Representative:
Deborah Short
1070 S. Gregory Road
Fowlerville, Michigan 48836
Attorney for Personal Representative:
Raymond A. Harris
Email Address: rharris@bllhlaw.com
Florida Bar No. 115128
Buhl, Little, Lynwood & Harris, PLC
271 Woodland Pass, Suite 115
East Lansing, Michigan 48823
Mar. 26; Apr. 2, 2021 21-00485P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-416-WS
IN RE: ESTATE OF
RENATA FERGUSON
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 Renata Ferguson, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was February 19, 2021; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
John Ferguson
17182 Benes Roush Road
Masaryktown, FL 34604
Kevin Ferguson
56 Timber Ridge Drive
Huntington, NY 11743

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 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 26, 2021.

Personal Giving Notice:
John Ferguson
17182 Benes Roush Road
Masaryktown, Florida 34604
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Mar. 26; Apr. 2, 2021 21-00486P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2020-CP-1579
Division: I
IN RE: ESTATE OF
GEORGE A. ARGEROS,
Deceased.

The administration of the estate of GEORGE A. ARGEROS, deceased, File Number 2020-CP-1579, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 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, including unmatured, 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 SO FILED WILL BE FOREVER BARRED.

The date of death of the decedent is May 2, 2020.

The date of first publication of this Notice is March 26, 2021.

Personal Representative:
James G. Argeros
12700 Leyette Street NE
Blaine, MN 55449
Attorney for Personal Representative:
Barbara M. Brown, Esq.
FBN: 641863
Attorney for Personal Representative
BROWN & ASSOCIATES
LAW & TITLE, P.A.
11373 Countryway Blvd.
Tampa, Florida 33626
(813) 528-4044
CourtDocuments@BrownALT.com
Mar. 26; Apr. 2, 2021 21-00457P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 51-2021-CP-000389-ES
IN RE: The Estate Of
JACK M. HUBLEY,
Deceased.

The administration of the Estate of Jack M. Hubley deceased, whose date of death was January 15, 2021, is pending in the Circuit Court of the Sixth Judicial Circuit, 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 March 26, 2021.

Personal Representative:
Arthur Bryant
5427 Lootout Pass
Wesley Chapel, FL 33543
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2979
Zephyrhills, Florida 33539
Phone: (813) 788-9994
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
Attorney for Personal Representative
Mar. 26; Apr. 2, 2021 21-00495P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, IN AND FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER: 2020CP1641
IN RE: ESTATE OF
DONALD J. COX,
Deceased.

The administration of the estate of Donald J. Cox, deceased, whose date of death was January 18, 2020, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL, 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 26, 2021.

Charles E. Cox,
Personal Representative
5272 Prosperity Pike
Prosperity, PA 15329
Ann Charles Watts, Esq.
Attorney for Personal Representative
Dinsmore & Shohl LLP
Fifth Third Center
One South Main Street, Suite 1300
Dayton, OH 45402
Mar. 26; Apr. 2, 2021 21-00458P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP000206CPAXWS
IN RE: ESTATE OF
RANDY MARTIN,
Deceased.

The administration of the estate of RANDY MARTIN, deceased, whose date of death was on January 15, 2021, 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 March 26, 2021.

Personal Representative:
LYNN CAPRA
5500 N. Military Trail, #160
Boca Raton, FL 33496
Attorney for Personal Representative:
/s/ Allison Davis
Allison Davis, Esq.,
The Berman Law Group
Florida Bar Nwnber: 1022865
P.O. Box 272789
Boca Raton, FL 33427
Telephone: 561-8265200
Email Addresses:
adavis@thermanlawgroup.com
Mar. 26; Apr. 2, 2021 21-00484P

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.:

2018CA003723CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR GSA HOME EQUITY TRUST
2007-4, ASSET-BACKED
CERTIFICATES, SERIES 2007-4,
Plaintiff, VS.

HAROLD ZOOCK A/K/A HAROLD S ZOOCK; LAURIE W ZOOCK A/K/A LAURIE W ZOOCK A/K/A LAURIE W ZOOCK; 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 January 13, 2021 in Civil Case No. 2018CA003723CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSA HOME EQUITY TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 is the Plaintiff, and HAROLD ZOOCK A/K/A HAROLD S ZOOCK; LAURIE ZOOCK A/K/A LAURIE W ZOOCK; SUNTRUST

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with

BANK; CONNERTON COMMUNITY ASSOCIATION, INC.; 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 April 15, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 1, CONNER-TON VILLAGE ONE, PARCEL 101 AND 102, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGES 115-137 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

FIRST INSERTION

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

2019CA002890CAAXWS
DIVISION: J3

U.S. Bank National Association, as trustee, successor in interest to Wachovia Bank, National Association, as trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-A8 Plaintiff, -vs.-

Kathleen E. Kurrupis a/k/a Kathleen Kurrupis; Unknown Spouse of Kathleen E. Kurrupis a/k/a Kathleen Kurrupis; Dove Investment Corporation; Midland Funding, LLC as Successor in Interest to Chase Bank USA, N.A.; Chase Bank USA, National Association; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming

by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA002890CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. Bank National Association, as trustee, successor in interest to Wachovia Bank, National Association, as trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-A8, Plaintiff and Kathleen E. Kurrupis a/k/a Kathleen Kurrupis are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash

IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on April 15, 2021, the following described property as set forth in said Final Judgment, to-wit:

LOT 5, BLOCK A, DEER PARK PHASE 2-B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 106 THRU 108, OF THE

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.

ALDRIDGE | PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue
Suite 200
Delray Beach, FL 33445
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@aldridgepите.com
1221-2807B

Mar. 26; Apr. 2, 2021 21-00469P

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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 the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
18-316221 FC01 PHH
Mar. 26; Apr. 2, 2021 21-00472P

FIRST INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 21-CA-319

ALISHA LAWSON,
Plaintiffs, vs.

JAMES H. KENT as co-Trustee of THE ESTATE OF GAGE A KENT; HAROLD L. KENT as co-Trustee of THE ESTATE OF GAGE A KENT ESTATE OF GAGE A. KENT AND THE UNKNOWN BENEFICIARIES OF THE ESTATE OF GAGE A. KENT;

Defendants.
TO: JAMES H. KENT as co-Trustee of THE ESTATE OF GAGE A KENT; HAROLD L. KENT as co-Trustee of THE ESTATE OF GAGE A KENT ESTATE OF GAGE A. KENT AND THE UNKNOWN BENEFICIARIES OF THE ESTATE OF GAGE A. KENT. (Address Unknown)

COMES NOW, the Plaintiff, ALISHA LAWSON, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action and is now pending in the Circuit Court of the State of Florida, County of Osceola, on February 11, 2021. Case No: 21-CA-319.

1. "LEGAL DESCRIPTION"
THE EAST 150 FEET OF THE WEST 455 FEET OF THE SOUTH 316 FEET OF THE NORTH 716 FEET OF THE SW ¼ OF THE NE ¼ OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY FLORIDA.

SUBJECT HOWEVER TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 25 FEET THEREOF, ALSO KNOWN AS LOT 275, KENT GROVE.

More commonly known as: 12640 McBride Road, Spring Hill, FL 34610

You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQUIRE of POWELL, JACKMAN, STEVENS & RICCIARDI, P.A., Plaintiff's attorney, who address is 12381 S. Cleveland Avenue, Suite 200, Fort Myers, FL 33907, on or before April 26, 2021, and file the original with the clerk of this court at Pasco County Clerk of the Circuit Court, 7530 Little Rd, New Port Richey, FL 34654, either before service on Plaintiff's attorney or immediately thereafter.

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 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 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.

The parties to the action are: ALISHA LAWSON, Plaintiff vs. JAMES H. KENT as co-Trustee of THE ESTATE OF GAGE A KENT, HAROLD L. KENT as co-Trustee of THE ESTATE OF GAGE A KENT ESTATE OF GAGE BENEFICIARIES OF THE ESTATE OF GAGE A. KENT, Defendants.

The nature of the proceeding is for Quiet Title.

Under the penalties of perjury, I declare that I have read the foregoing, and the facts stated are true, to the best of my knowledge and belief.

DATED THIS 22nd DAY OF March, 2021.

Signed on March 5, 2021.

Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court
By: Kelly Jeanne Symons
Deputy Clerk
Adam Stevens
Adam J. Stevens, Esquire
Florida Bar No. 31898

Powell, Jackman, Stevens & Ricciardi, PA
Attorney for Plaintiff
12381 S. Cleveland Avenue,
Suite 200
Fort Myers, FL 33907
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
astevens@your-advocates.org
Mar. 26; Apr. 2, 2021 21-00476P

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Business Observer

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

FIRST INSERTION

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. 2020CA002859CAAXES
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.**

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF DEBORAH S.
ALLEN A/K/A DEBBIE S. ALLEN,
DECEASED. et al.**

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH S. ALLEN A/K/A DEBBIE S. ALLEN, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead

or alive, 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:

LOTS 915, 916 AND 917 AND THE NORTH 15.00 FEET OF LOTS 1026, 1027 AND 1028, OF CRYSTAL SPRINGS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, PASCO COUNTY, FLORIDA; TOGETHER WITH THE PORTION OF VACATED ALLEY SHOWN ON SAID PLAT LYING BETWEEN LOTS 915, 916 AND 917 ON THE NORTH AND LOTS 1026, 1027 AND 1028 ON THE SOUTH.

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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-26-21/ (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 18 day of March, 2021.

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

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
20-071948 - JaR
Mar. 26; Apr. 2, 2021 21-00478P

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. 2020CA002860CAAXES
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES I
TRUST,
Plaintiff, vs.**

**CHARLES T. HARDESTY AND
MICHELLE LEE PRZYSTAS AND
MONICA LYNN HARDESTY AND
ROBIN R. THORTON. et al.**

Defendant(s),
TO: ROBIN R. THORTON, UNKNOWN SPOUSE OF ROBIN R. THORTON, 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:

BEGIN 218.42 FEET NORTH, AND 3482.67 FEET EAST OF THE SOUTH-EAST CORNER OF LOT NO. 49, "LAKE PADGETT ESTATES," AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, IN PLAT BOOK 8, AT PAGE 117; THENCE N. 88 DEGREES 53' EAST, 115.78 FEET; THENCE S 1 DEGREE 07' EAST, 130.00 FEET, TO THE WATERS OF A CANAL; THENCE, WESTERLY ALONG SAID WATERS TO A POINT THAT IS S 1 DEGREE 07' EAST, 100.00' FEET FROM THE POINT OF BEGINNING, RUN THENCE N 1 DEGREE 07' WEST, 100.00 FEET TO THE POINT OF BEGINNING, SAID LOT BEING IN 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-26-21/ (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 18 day of March, 2021.

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

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
19-384182 - JaR
Mar. 26; Apr. 2, 2021 21-00481P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 20-CC-001484

**VERANDAH TOWNHOMES
HOMEOWNERS ASSOCIATION,
INC., a not-for-profit Florida
corporation,
Plaintiff, vs.**

**ANDREA RENE BOHL;
UNKNOWN SPOUSE OF ANDREA
RENE BOHL; 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-Sow Jes, will sell all the property situated in Pasco County, Florida described as:

Lot 114 of VERANDAH TOWNHOMES, according to the Plat thereof as recorded in Plat Book 63, Page 110, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. Property Address: 11925 Greengate Drive, Hudson, FL 34669

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on April 22, 2021

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

MENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 0023217
Mar. 26; Apr. 2, 2021 21-00473P

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. 2020CA002862CAAXWS
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.**

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF BENJAMIN
MAZZARELLA, DECEASED. et al.**

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BENJAMIN MAZZARELLA A/K/A BENJAMINE MAZZARELLA, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, 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 316 SHADOW RIDGE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGES 136 AND 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

CASE NO.:
2020CA001891CAAXWS

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST X
Plaintiff(s), vs.**

**MICHAEL J. SABO; SABRINA
BLEWS; THE UNKNOWN SPOUSE
OF MICHAEL J. SABO; THE
UNKNOWN SPOUSE OF SABRINA
BLEWS; FOX WOOD AT TRINITY
COMMUNITY ASSOCIATION,
INC.; TRINITY COMMUNITIES
MASTER ASSOCIATION, INC.;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).**

TO: MICHAEL J. SABO
BELIEVED TO BE AVOIDING SERVICE AT: 10635 FIREBRICK COURT, TRINITY, FL 34655
SABRINA BLEWS
BELIEVED TO BE AVOIDING SERVICE AT: 10635 FIREBRICK COURT, TRINITY, FL 34655
THE UNKNOWN SPOUSE OF MICHAEL J. SABO
BELIEVED TO BE AVOIDING SERVICE AT: 10635 FIREBRICK COURT, TRINITY, FL 34655

FIRST INSERTION

THE UNKNOWN SPOUSE OF
SABRINA BLEWS
BELIEVED TO BE AVOIDING SERVICE AT: 10635 FIREBRICK COURT, TRINITY, FL 34655
THE UNKNOWN TENANT IN POSSESSION

BELIEVED TO BE AVOIDING SERVICE AT: 10635 FIREBRICK COURT, TRINITY, FL 34655

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:

Lot 785, FOX WOOD PHASE FIVE, according to the plat thereof recorded in Plat Book 38, Page 108, of the Public Records of Pasco County, Florida.
Property address: 10635 Firebrick Court, Trinity, FL 34655

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation

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

DATED this 18 day of March, 2021.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Cynthia Ferdon-Gaede
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
Attorney@padgettlawgroup.com
TDP File No. 19-009491-2
Mar. 26; Apr. 2, 2021 21-00477P

FIRST INSERTION

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

**CASE NO. 2016CA001874CAAXWS
PENNYMAC LOAN SERVICES,
LLC;
Plaintiff, vs.**

**MERCEDES COROMINA; ET AL;
Defendants**

NOTICE IS GIVEN that, in accordance with the Order to Cancel and Reschedule Foreclosure Sale dated March 12, 2021, in the above-styled cause, the Clerk of Court, Nikki Alvarez-Sowles will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, on April 22, 2021 at 11:00 AM the following described property:

PLOTS 12, 13, 14 AND 15, BLOCK 47, OF MOON LAKE ESTATES, UNIT FOUR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 79 THROUGH 80, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH 2001 PIONEER DOUBLEWIDE; VIN #S PH1844GA 18003A AND PH1844GA 18003B.
Property Address: 12322 EAGLE LAKE AVE, NEW PORT RICHEY, FL 34654

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand on this 22nd day of March, 2021.

Derek R. Cournoyer, Esq.
FBN 1002218

Attorneys for Plaintiff
Marinosi Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (754) 206-1971
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
16-05519-FC
Mar. 26; Apr. 2, 2021 21-00474P

FIRST INSERTION

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

**2019CA000281CAAXWS
BANK OF AMERICA, N.A.,
Plaintiff, v.**

**MARY ELIZABETH VERMESS,
ET AL.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order dated March 12, 2021 entered in Civil Case No. 2019CA000281CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein BANK OF AMERICA, N.A., Plaintiff and MARY ELIZABETH VERMESS; UNKNOWN SPOUSE OF MARY ELIZABETH VERMESS; MARY KATHERINE MCCONNAHEY; STATE OF FLORIDA; PASCO COUNTY, FLORIDA, CLERK OF COURT, are defendants, Mikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on April 15, 2021 the following described property as set forth in said Final Judgment, to-wit:

LOT 146, UNIT #3, SUNSHINE PARK SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11, PAGE 67 AND 68, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND 1987 CRES HOME ID 14062949A AND 14062949B LOCATED THEREON.

Property Address:
4234 Memphis Avenue,
New Port Richey, FL 34652
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE/ORDER) PLEASE CONTACT THE PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; (727) 847-8110 (V) IN NEW PORT RICHEY; (352) 521-4274, EXT. 8110 (V) IN DADE CITY; VIA 1-800-955-8771 IF YOU ARE HEARING IMPAIRED. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE FOR THIS SERVICE. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING DISABLED TRANSPORTATION SERVICES.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
By:
Jason M. Vanslette, Esq.
FBN: 92121
File No.: M180311-JMV
Mar. 26; Apr. 2, 2021 21-00471P

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.:
512019CA001040CAAXWS

**PS FUNDING, INC.,
Plaintiff, vs.**

**BRUNO ONE INC., et al.,
Defendants**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 7, 2021, and entered in Case No. 512019CA001040CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which PS FUNDING, INC., is the Plaintiff and BRUNO ONE INC.; IVAN BRUNO CARUSO; LAKESIDE WOODLANDS CIVIC ASSOCIATION, INC.; POLK COUNTY, FLORIDA; UNKNOWN TENANT #1 N/K/A ROB RODRIGUEZ; UNKNOWN TENANT #2 N/K/A ALIANA RODRIGUEZ are defendants, Paula S. O'Neil, Ph.D., Clerk of the Court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with chapter 45 Florida Statutes, Pasco County, Florida at 11:00 am on the 15th day of April, 2021, the following described property as set forth in said Final Judgment of Foreclosure:
LOT 274, LAKESIDE WOODLANDS SECTION 11, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 48-49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property address: 7604 Willow Brook Drive, Hudson, FL 34667

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.

See 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.

/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman,
P.A. PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
Mar. 26; Apr. 2, 2021 21-00483P

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. 2018CA001663CAAXWS U.S. BANK, N.A. AS TRUSTEE FRO MANUFACTURED HOUSING CONTRACT SENIOR/SURBORDINATE PASS-THROUGH CERTIFICATE 1997-3, Plaintiff, vs. TIMOTHY C. CARMACK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 11, 2021, and entered in 2018CA001663CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SURBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-3 is the Plaintiff and TIMOTHY C. CARMACK; UNKNOWN SPOUSE OF TIMOTHY C. CARMACK N/K/A SHANNON CARMACK 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 April 13, 2021, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF TRACT 1207 BEING FURTHER DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE E 1/3 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF; ALSO LESS THE EAST 33 FEET THEREOF, TOGETHER WITH THAT CERTAIN 2008 SKYLINE PINE CREEK MOBILE HOME, SERIAL NUMBERS 47610332WA AND 47610332WB

Property Address: 11940 SMITH BLVD, HUDSON, FL 34667

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 24 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\Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 17-081134 - MiM Mar. 26; Apr. 2, 2021 21-00496P

FIRST INSERTION

RE-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 20th day of May, 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: 03/22/2021 McCabe, Weisberg & Conway, LLC By: /s/ Robert A. McLain Robert A. 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 Mar. 26; Apr. 2, 2021 21-00475P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 2018CA003280CAAXES THE BANK OF NEW YORK MELLON, Plaintiff, vs. ORANDY FRANCIS; UNKNOWN SPOUSE OF ORANDY FRANCIS; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated February 03, 2021 entered in Civil Case No. 2018CA003280CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON is Plaintiff and ORANDY FRANCIS, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLES, shall sell to the highest and best bidder for cash at Pasco County's On Line Public Auction website: www.pascorealforeclose.com, at 11:00 AM on June 14, 2021, in accordance with

Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

LOT 13, BLOCK 4, MEADOW POINTE PARCEL 5 UNIT 4B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 32 TO 36, 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 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)

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

CASE NO. 51-2020-CA-001947 WS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PERLA LARREA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2021, and entered in 51-2020-CA-001947 WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and PERLA LARREA A/K/A PERLA A. LARREA; UNKNOWN SPOUSE OF PERLA LARREA A/K/A PERLA A. LARREA N/K/A EDWARD BOBE; and AMERIS BANCORP F/K/A FIDELITY SOUTHERN CORPORATION D/B/A FIDELITY BANK 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 April 13, 2021, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOT 582, JASMINE LAKES, IT 5-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 96, PUBLIC RECORDS OF PASCO COUNTY FLORIDA. SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF RECORD AND TAXES FOR THE CURRENT YEAR. LEGAL DESCRIPTION TAKEN FROM DEED RECORDED IN BOOK 5939, PAGE 692. Property Address: 10540 OAK

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.: 2019CA000491 U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. JAMES J. NASIOS; LINDA F. NASIOS; THE 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 September 11, 2019 in Civil Case No. 2019CA000491, 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 LSF9 MASTER PARTICIPATION TRUST is the Plaintiff, and JAMES J. NASIOS; LINDA F. NASIOS; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS; PASCO COUNTY, CLERK OF THE CIRCUIT COURT; ELENA NASIOS; JOHN NASIOS; PHAEDRA SIMMONS; REGENCY PARK CIVIC ASSOCIATION, INC.; LINDA F. NASIOS; 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 April 20, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 797 OF THE LAKES UNIT FOUR, ACCORDING TO THE

HILL DR, 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 24 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\Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 20-011352 - MiM Mar. 26; Apr. 2, 2021 21-00498P

FIRST INSERTION

PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 40 AND 41, 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 19 day of March, 2021. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Digitally signed by Zachary Ullman Date: 2021-03-19 14:55:53 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com 1338-093B Mar. 26; Apr. 2, 2021 21-00493P

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. 51-2020-CA-001760 WS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff, vs. LYNN MALDONADO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2021, and entered in 51-2020-CA-001760 WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 is the Plaintiff and LYNN MALDONADO 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 April 13, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 933, HOLIDAY LAKE ESTATES, UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1025 SOLAR DR, HOLIDAY, FL 34691

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 24 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\Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 20-009763 - MiM Mar. 26; Apr. 2, 2021 21-00497P

FIRST INSERTION

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

CASE NO. 2019CA003980CAAXWS U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8, Plaintiff, vs. VIRGINIA PORTER A/K/A VIRGINIA L. PORTER, ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 16, 2021, and entered in Case No. 2019CA003980CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida. U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8 (hereafter "Plaintiff"), is Plaintiff and VIRGINIA PORTER A/K/A VIRGINIA L. PORTER; BRANDYWINE CONDOMINIUMS OF PASCO COUNTY MASTER ASSOCIATION, INC.; BRANDYWINE CONDOMINIUMS ASSOCIATION OF PASCO COUNTY, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; GLOBAL SINKHOLE SOLUTIONS, INC.; JOSEPH J. FARRAR; CRYSTAL FARRAR, 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 13TH day of APRIL, 2021, the following described property as set forth in said Final Judgment, to wit: UNIT D, BUILDING 12, BRANDYWINE CONDOMINIUM ONE, ACCORDING TO MAP OR PLAT THEREOF AS RE-

CORDED IN CONDOMINIUM PLAT BOOK 19, PAGE 51, AND ACCORDING TO THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 1092 PAGE 1777, AND ANY AMENDMENTS THERETO, ALL 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.

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

VAN NISS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: PLedings@vanlawfl.com /s/ Tammi Calderone Tammi M Calderone, Esq. Bar Number: 84926 TCalderone@vanlawfl.com PHH14214-19/tro Mar. 26; Apr. 2, 2021 21-00482P

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2019-CA-003382 DIV: 37

J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. RICHARD W. WILKINSON, JR. A/K/A RICHARD WILKINSON, JR.; UNKNOWN SPOUSE OF RICHARD W. WILKINSON JR. A/K/A RICHARD W. WILKERSON JR.; CLERK OF COURT FOR PASCO COUNTY; STATE OF FLORIDA; ARROW FINANCIAL SERVICES, LLC AS ASSIGNEE OF GE MONEY BANK; UNKNOWN TENANT 1; UNKNOWN TENANT 2 the names being fictitious to account for parties in possession, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Consent Final Judgment entered on March 16, 2021 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on APRIL 20, 2021 at 11:00 AM EST, offer for sale and

sell at public outcry to the highest and best bidder for cash at <http://www.pasco.realforeclose.com/> the following described property situated in Pasco County, Florida:

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on April 15, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 19, OF BURNS ADDITION TO DADE CITY, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 73, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 13905 19th Street, Dade City, FL 33525

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.

**** SEE AMERICANS WITH DISABILITIES ACT**** IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN 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: 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. 8110F (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: March 22, 2021 /s/ Ezra Z. Scricvanich Ezra Scricvanich, Esq. Florida Bar No. 28415 MCMICHAEL TAYLOR GRAY, LLC 4870 N. Hiatus Road Sunrise, Florida 33351 Phone: (954) 640-0294 Facsimile: (404) 745-8121 E-Mail: EScricvanich@mtglaw.com E-Service: ServiceFL@mtglaw.com Mar. 26; Apr. 2, 2021 21-00470P

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. 2020CA002848CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. BERNARD ZDUNCZYK AND IRENE DAVE, et. al.

Defendant(s), IRENE DAVE, UNKNOWN SPOUSE OF IRENE DAVE, 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 292, REGENCY PARK, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 78 AND 79, 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 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4-26-21/ (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 18 day of March, 2021.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 20-069526 - JaR Mar. 26; Apr. 2, 2021 21-00480P

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO.: 2020CA002681CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. HAROLD E. SPRADLIN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: HAROLD E. SPRADLIN Last Known Address 39442 9TH AVE ZEPHYRHILLS, FL 33542 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

LOT 30, SUNSET ESTATES I, ACCORDING TO THE MAP OR

PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 124, 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 Diaz Anselmo Lindberg, P.A., Plaintiff's attorneys, whose address is PO BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 19, 2021, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

DATED on March 11, 2021. Nikki Alvarez-Sowles As Clerk of the Court By: /s/ Kelly Symons As Deputy Clerk

1496-176540 / JMM March 19, 26, 2021 21-00398P

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 04-14-2021 at 11:00 a.m. the following vessel will be sold at public sale for pursuant to Florida Statute section 715.109

1983 31ft XRJ (OUTER REEF MARINE)/Hin XRJ320040182 DO# 655866 Registered Owner George V Sharpe Jr Sale to be held at Manson Marina LLC DBA Manson Marina 14011 Old Dixie Hwy Hudson Fl 34667 Manson Marina LLC DBA Manson Marina reserves the right to bid/reject any bid March 19, 26, 2021 21-00408P

SECOND INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809) The undersigned will sell at public sale by competitive bidding on the 3rd day of April 2021, At 09:00 AM, on the premises where said property has been stored and which is located at : Mile Stretch Self Storage 5425 Mile Stretch Dr. Holiday FL. 34690 County of Pasco , State of Florida

THE FOLLOWING:

Amy Remy Unit 52 Household/Personal Items Ruth Ortiz Unit 55 Household/Personal Items Elizabeth Cotto Unit 92 Household/Personal Items Alexandra Colvin Unit 108 Household/Personal Items

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated party. March 19, 26, 2021 21-00409P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512021CP000141 CPAXWS IN RE: ESTATE OF JULIO C. SANTAMARIA LOPEZ Deceased.

The administration of the estate of JULIO C. SANTAMARIA LOPEZ, deceased, whose date of death was December 24, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 19, 2021.

Personal Representative: DAVID J. WOLLINKA 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: DAVID J. WOLLINKA Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA Attorneys at Law 10015 Trinity Blvd., Suite 101 TRINITY, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.co, Secondary E-Mail: jamie@wollinka.co, March 19, 26, 2021 21-00402P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021CP306WS IN RE: ESTATE OF ANTOINETTE MAIONE/ Deceased.

The administration of the estate of ANTOINETTE MAIONE, deceased, whose date of death was December 19, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 19, 2021. Signed on this 12th day of February, 2021.

ANNA PROLEIKA Personal Representative 1131 Frontage Road Toms River, NJ 08753 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com March 19, 26, 2021 21-00418P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512021CP000376CPAXES Section A IN RE: ESTATE OF PEGGY WHITE/ aka PEGGY G. WHITE Deceased.

The administration of the estate of PEGGY WHITE, also known as PEGGY G. WHITE, deceased, whose date of death was January 12, 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 19, 2021.

Signed on this 22nd day of February, 2021.

TIMOTHY WILLIAM WHITE Personal Representative 104 Black Bear Circle Niceville, FL 32578 Wayne R. Courter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com March 19, 26, 2021 21-00417P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP000406CPAXW IN RE: ESTATE OF THOMAS MARTIN CARLSON Deceased.

The administration of the estate of Thomas Martin Carlson, deceased, whose date of death was December 14, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 19, 2021.

Personal Representative: Deborah L. Carlson 2039 Gulfview Drive Holiday, Florida 34691 Attorney for Personal Representative: Rachel M. Wagoner, Esq. Attorney Florida Bar Number: 736066 COLEN & WAGONER, P.A. 1756 N. Belcher Road Clearwater, FL 33756 Telephone: (727) 545-8114 Fax: (727) 545-8227 E-Mail: rachel@colenwagoner.com Secondary E-Mail: morgan@colenwagoner.com March 19, 26, 2021 21-00404P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-000004-ES Division X IN RE: ESTATE OF MATTIE SMITH, A/K/A MATTIE L. SMITH Deceased.

The administration of the estate of Mattie Smith, a/k/a Mattie L. Smith, deceased, whose date of death was July 16, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 IN 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 19, 2021.

Personal Representative: Sheila C. Stevens 20838 Siena Lake Road Land O'Lakes, Florida 34638 Attorney for Personal Representative: Richard A. Venditti, Esquire Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: Richard@tarponlaw.com Secondary E-Mail: Adrian@tarponlaw.com March 19, 26, 2021 21-00403P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-0282 IN RE: ESTATE OF BRENDA DARNELL HASKINS, Deceased.

The administration of the estate of BRENDA DARNELL HASKINS, deceased, whose date of death was December 12, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 19, 2021.

MATTHEW HASKINS Personal Representative 1065 Kit Court Lutz, FL 33549 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: jrvera@hnh-law.com March 19, 26, 2021 21-00406P

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512021CP000376CPAXES Section A IN RE: ESTATE OF SHIRLEY MAE MUSSER BARNES Deceased.

You are hereby notified that an Order of Summary Administration has been entered in the estate of Shirley Mae Musser Barnes, deceased, File Number 512021CP000376CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was January 1, 2021; that the total value of the estate less any exemptions is \$58,884.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME Mark Duane Barnes Michael William Barnes ADDRESS 6924 Gray Catbird Loop Wesley Chapel, FL 33545 36653 Palm Street Dade City, FL 33525

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 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 19, 2021.

Personal Representative: Mark Duane Barnes Michael William Barnes Attorney for Persons Giving Notice: Nathan D. Brewer, Esq. 5537 Gal Boulevard Zephyrhills, FL 33542 Tel. (813) 549-4529 Primary Email: brewerlawfirm@gmail.com Secondary Email: brewerlawparalegal@gmail.com March 19, 26, 2021 21-00416P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 51-2021-CP-000162-AXES IN RE: The Estate Of WILLIAM HANNER, Deceased.

The administration of the Estate of William Hanner deceased, whose date of death was December 18, 2020, is pending in the Circuit Court of the Sixth Judicial Circuit, 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 March 19, 2021.

Personal Representative: Maudrienne Patrice Hanner P.O. Box 2211 Dade City, FL 33526-2211 Personal Representative Attorney for Personal Representative Kara E. Hardin, Esquire KARA HARDIN, P.L. P.O. Box 2979 Zephyrhills, Florida 33539 Phone: (813) 788-9994 Fax: (813) 783-7405 FBN: 623164 Kara_Hardin_PA@msn.com Attorney for Personal Representative March 19, 26, 2021 21-00407P

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@businessobserververf.com

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY PROBATE, GUARDIANSHIP AND TRUST DIVISION
UCN: 512021CP000311CPAXES
IN RE: ESTATE OF CHARLES L. DAVIS a/k/a CHARLES L. DAVIS, JR. DECEASED.

The administration of the estate of Charles L. Davis a/k/a Charles L. Davis, Jr., deceased, whose date of death was February 13, 2021, is pending in the Circuit Court of Pasco County, Florida, Probate Division, UCN. 512021CP000311CPAXES, the address of which is 7560 Little Road, New Port Richey, Florida 34654. 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 decedent's estate, including unmatured, contingent or unliquidated claims, 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 DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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.

DATE OF FIRST PUBLICATION of this Notice to Creditors: March 19, 2021.

ROBERT L. DAVIS

932 Shady Grove Road
Pickens, South Carolina 29671

Personal Representative

Merritt A. Gardner
Florida Bar No. 210900
SPN No. 00227390
Miles C. Gardner
Florida Bar No. 1012063
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Blvd.
Tampa, Florida 33609
Tele: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
March 19, 26, 2021 21-00425P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2019CA003222CAAXWS
WELLS FARGO BANK, N.A.
Plaintiff, v.

ALBERT C. YUENGLING A/K/A ALBERT YUENGLING; NANCY J. YUENGLING; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FLORIDA HOUSING FINANCE CORPORATION; MAGNOLIA VALLEY CIVIC ASSOCIATION, INC.

Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 3, 2021, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 17, BLOCK 10, MAGNOLIA VALLEY UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 150 AND 151, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 7267 MAGNOLIA VALLEY DR, NEW PORT RICHEY, FL 34653-2419

at public sale, to the highest and best bidder, for cash, online at www.pasco.

realforeclose.com, on April 15, 2021 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to participate in 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 at St. Petersburg, Florida this 11th day of March, 2021.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
By: Anna Judd Rosenberg
FL Bar: 101551
888160669
March 19, 26, 2021 21-00400P

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.:

51-2019-CA-002870-CAAX-ES
ROUNDPOINT MORTGAGE SERVICING CORPORATION,
Plaintiff, vs.

JONI C. CARNEY; FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA; NAVY FEDERAL CREDIT UNION; SANDHILL DUNES AT TAMPA BAY ASSOCIATION, INC.; TAMPA BAY COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF JONI C. CARNEY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of March 2021, and entered in Case No. 51-2019-CA-002870-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein ROUNDPOINT MORTGAGE SERVICING CORPORATION is the Plaintiff and JONI C. CARNEY; FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA; NAVY FEDERAL CREDIT UNION; SANDHILL DUNES AT TAMPA BAY ASSOCIATION, INC.; TAMPA BAY COMMUNITY ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 26th day of April 2021, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 11 day of March, 2021.
By: Shane Fuller, Esq.
Bar Number: 100230
Submitted by:
Choice Legal Group, P.A.
P.O. Box 771270
Coral Springs, FL 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@clegalgroup.com
19-02333
March 19, 26, 2021 21-00397P

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

2019CA003980CAAXWS
U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8, Plaintiff, vs.
VIRGINIA PORTER A/K/A VIRGINIA L. PORTER, ET AL.
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 16, 2021, and entered in Case No. 2019CA003980CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME

EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8 (hereafter "Plaintiff"), is Plaintiff and VIRGINIA PORTER A/K/A VIRGINIA L. PORTER; BRANDYWINE CONDOMINIUMS OF PASCO COUNTY MASTER ASSOCIATION, INC.; BRANDYWINE CONDOMINIUMS ASSOCIATION OF PASCO COUNTY, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; GLOBAL SINKHOLE SOLUTIONS, INC.; JOSEPH J. FARRAR; CRYSTAL FARRAR, 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 13TH day of APRIL, 2021, the following described property as set forth in said Final Judgment, to wit:
UNIT D, BUILDING 12, BRANDYWINE CONDOMINIUM ONE, ACCORDING TO MAP OR PLAT THEREOF AS RE-

CORDED IN CONDOMINIUM PLAT BOOK 19, PAGE 51, AND ACCORDING TO THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 1092 PAGE 1777, AND ANY AMENDMENTS THERETO, ALL 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.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext

8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
VAN NESS LAW FIRM, PLLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Plaidings@vanlawfl.com
/s/ Tammi M. Calderone
Tammi M. Calderone, Esq.
Bar Number: 84926
Email: TCalderone@vanlawfl.com
PHH14214-19/1ro
March 19, 26, 2021 21-00423P

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-003724

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3, Plaintiff, vs.

RICHARD GILBERT A/K/A RICHARD L. GILBERT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2020, and entered in 51-2019-CA-003724 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3 is the Plaintiff and RICHARD GILBERT A/K/A RICHARD L. GILBERT; UNKNOWN SPOUSE OF RICHARD GILBERT A/K/A RICHARD L. GILBERT; WATANABE-SEVEN OAKS, LLC 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 April 06, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 18, FLORAMAR SUBDIVISION, SECTION C8, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 10, PAGE 104 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5008 ENSIGN LOOP, NEW PORT RICHEY, FL

34652
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 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/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
19-375319 - SaL
March 19, 26, 2021 21-00429P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021 CA 000091

LOANCARE, LLC, Plaintiff, vs.
DAVID MATTHEW HANRAHAN; et al., Defendant(s).

TO: David Matthew Hanrahan
Last Known Residence: 7602 Rottingham Road Port Richey FL 34668
TO: Unknown Spouse of David Matthew Hanrahan
Last Known Residence: 7602 Rottingham Road Port Richey FL 34668

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 270, HOLIDAY HILL ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 135, 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 ALDRIDGE | PITE, LLP, Plaintiff's attorney , at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before April 19, 2021, 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 March 12, 2021.

Nikki Alvarez-Sowles, Esq.
As Clerk of the Court
By: Kelly Jeanne Symons
As Deputy Clerk
ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
March 19, 26, 2021 21-00394P

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. 2019CA003979CAAXWS

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 03, 2021, and entered in 2019CA003979CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARJORIE SCHAUER, DECEASED; ALAN SCHAUER; and the UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 April 06, 2021, the following described property as set forth in said Final Judgment, to wit:
LOT NUMBER 128, LAKE MARIETTE MOBILE HOME PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 30 AND 31, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

TOGETHER WITH 1987 PALM MOBILE HOME VIN NUMBER PH09756A AND PH09756B.
Property Address: 10323 ANDRE BLVD, HUDSON, FL 34667

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 17 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/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
19-377164 - MiM
March 19, 26, 2021 21-00430P

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION:
CASE NO.:

51-2012-CA-001850-WS
DIVISION: J3/J7

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 2007-4, Plaintiff, vs.

ABPAYMAR, LLC, AS TRUSTEE OF THE 8253 CRESCENT MOON DRIVE LAND TRUST, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 25, 2021, and entered in Case No. 51-2012-CA-001850-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which 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 2007-4, is the Plaintiff and Abpaymar, LLC, as Trustee of the 8253 Crescent Moon Drive Land Trust, Unknown Tenant #1 n/k/a Tamara Fry Pietsch, Unknown Tenant #2 n/k/a Thomas Pietsch, All Florida Ram Jack, LLC, Hunting Creek Multi-Family Homeowners' Association, Inc., Pamela Jane Port a/k/a Pamela J. Port a/k/a Pamela Port, The Unknown Beneficiaries of the 8253 Crescent Moon Drive Land Trust, William David Port a/k/a William D. Port a/k/a William Port, Stephen L. Meininger, Chapter 7 Trustee, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on/online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the April 15, 2021 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 97, HUNTING CREEK MULTIFAMILY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 125 THROUGH 130, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
A/K/A 8253 CRESCENT MOON DRIVE, NEW PORT RICHEY, 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 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 11 day of March, 2021.
By: /s/ Justin Ritchie
Justin Ritchie, Esq.
Florida Bar # 106621
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
BT-16-005978
March 19, 26, 2021 21-00395P

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
Sarasota & Manatee counties
Hillsborough County | Pasco County
Pinellas County | Polk County
Lee County | Collier County
Charlotte County
Wednesday 2PM Deadline
Friday Publication
Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2020CP001820CPAXES
Probate Section X
IN RE: ESTATE OF
SUSAN ELIZABETH TOBEY
Deceased.

The administration of the estate of SUSAN ELIZABETH TOBEY, deceased, whose date of death was September 12, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805. 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 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 March 19, 2021.

Personal Representative:
/s/ Jennifer R. Wasylak
JENNIFER R. WASYLAK

87 Tirrell Road
Bedford, New Hampshire 03110
Attorney for Personal Representative:
/s/ Paige Hammond Wolpert
PAIGE HAMMOND WOLPERT
Florida Bar Number: 023213
COOPER M. POWELL
Florida Bar Number: 1009227
SHUFFIELD, LOWMAN
& WILSON, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
E-Mail:
pwolpert@shuffieldlowman.com
Secondary E-Mail:
probateservice@shuffieldlowman.com
March 19, 26, 2021 21-00405P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021-CP-352
IN RE: ESTATE OF
MERLE SARDIS BROWN
Deceased.

The administration of the estate of MERLE SARDIS BROWN, deceased, whose date of death was February 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 19, 2021.

Personal Representative:
MARY L. ANDERSEN

7345 Cedar Point Drive
New Port Richey, FL 34653
Attorney for Personal Representative:
N. MICHAEL KOUSKOUTIS, ESQ.
Florida Bar Number: 0883591
N. MICHAEL KOUSKOUTIS, PA
623 E. Tarpon Ave.
TARPON SPRINGS, FL 34689
Telephone: (727) 942-3631
Fax: (727) 937-5453
E-Mail: nmk@nmklaw.com
Secondary E-Mail:
transcribe123@gmail.com
March 19, 26, 2021 21-00420P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-0317-WS
Div. J
IN RE: ESTATE OF
ALLAN FRANK BEDNAR
aka ALLAN F. BEDNAR, SR.,
Deceased.

The administration of the estate of Allan Frank Bednar aka Allan F. Bednar, Sr., deceased, whose date of death was January 18, 2020, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 19, 2021.

Personal Representative:
Joanne F. Bednar

11134 Wedgemore Drive
Trinity, FL 34655
Attorney for Personal Representative:
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 346535
dgc@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111
March 19, 26, 2021 21-00421P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
512021CP000118CPAXWS
IN RE: THE ESTATE OF
MARY DEFAZIO,
Deceased.

The administration of the estate of MARY DEFAZIO, deceased, whose date of death was December 3, 2020, File Number 512021CP000118CPAXWS, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is March 19, 2021.

Cynthia Sartori
Personal Representative

17 E. Foster Street
Melrose, MA 02176
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
GARY M. FERNALD, Esquire
FBN #395870 SPN #00910964
gf@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
March 19, 26, 2021 21-00426P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-0021WS
Division Probate
IN RE: ESTATE OF
INGRID KREHAN STEELE
Deceased.

The administration of the estate of INGRID KREHAN STEELE, deceased, whose date of death was November 8, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of Circuit Court, Attn: Probate, 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 THREE (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 19, 2021.

Personal Representative:
Janet DeGroof

6501 17th Avenue West, APT I 417
Bradenton, Florida 34209
Attorney for Personal Representative:
Benjamin R. Hunter
Attorney
Florida Bar Number: 84278
HUNTER, P.A.
2975 Bee Ridge Road, Ste. D.
Sarasota, FL 34239
Telephone: (941) 270-4086
Fax: (941) 212-2675
E-Mail: brh@hunterlawfl.com
March 19, 26, 2021 21-00419P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2019CA003082CAAXES
DIVISION: J4
Select Portfolio Servicing, Inc.

Plaintiff, vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Debra Lynn Impiccini a/k/a Debra L. Impiccini a/k/a Debra Impiccini a/k/a Debra Impiccini, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Elizabeth M. Kimtantis a/k/a Elizabeth M. Jakubik; Gasper Steven Impiccini a/k/a G. Steven Impiccini; Susan I. Pappas a/k/a Susan Impiccini; Vincent A. Impiccini a/k/a Vincent Impiccini; Jeffrey Impiccini; Gina L. Elkins; Christine Leigh Stillwagon a/k/a Christine L. Stillwagon; Timothy L. Miller; Mark A. Miller; Edward C. Lewis; Michelle M. Panasiuk a/k/a Michelle M. Lewis; Franklyn Kurt Tazuel a/k/a Franklyn Tazuel; Bernadette Impiccini; Unknown Spouse of Elizabeth M. Kimtantis a/k/a Elizabeth M. Jakubik; Unknown Spouse of Gasper Steven Impiccini a/k/a G. Steven Impiccini; Unknown Spouse of Susan I. Pappas a/k/a Susan Impiccini; Unknown Spouse of Vincent A. Impiccini a/k/a Vincent Impiccini; Unknown Spouse of Jeffrey Impiccini; Unknown Spouse of Gina L. Elkins; Unknown Spouse of Christine Leigh Stillwagon a/k/a Christine L. Stillwagon; Unknown Spouse of Timothy L. Miller; Unknown Spouse of Mark A. Miller; Unknown Spouse of Edward C. Lewis; Unknown Spouse of Michelle M. Panasiuk a/k/a Michelle M. Lewis; Unknown Spouse of Franklyn Kurt Tazuel a/k/a Franklyn Tazuel; Unknown Spouse of Bernadette Impiccini; Pilot Bank; The Independent Savings Plan Company d/b/a ISPC; Oak Grove P.U.D. Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-0332-WS
Section: J
IN RE: ESTATE OF
GAIL SUZANNE BURLAKA
Deceased.

The administration of the estate of Gail Suzanne Burlaka, deceased, whose date of death was February 9, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS MARCH 19 2021.

Personal Representative:
David C. Gilmore

11169 Trinity Blvd.
Trinity, FL 34655
Attorney for Personal Representative:
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 346535
dgc@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111
March 19, 26, 2021 21-00422P

to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA003082CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Select Portfolio Servicing, Inc., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Debra Lynn Impiccini a/k/a Debra L. Impiccini a/k/a Debra Impiccini a/k/a Debra Impiccini, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on April 19, 2021, the following described property as set forth in said Final Judgment, to-wit:

LOT 66, OAK GROVE PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 111, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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 the ADA Coordinator, 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
For Personal-FC01 SPS
March 19, 26, 2021 21-00401P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO. 2019CA000751CAAXWS
WELLS FARGO BANK, N.A.

Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RITCHIE DRAFFEN A/K/A RITCHIE D. DRAFFEN A/K/A RITCHIE DUANE DRAFFEN, DECEASED; THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF LAVERN NATHANIEL MILLS, DECEASED; LARRY C. DRAFFEN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; EMBASSY HILLS CIVIC ASSN., INC.

Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 05, 2021, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 2118, EMBASSY HILLS UNIT SIXTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES(S) 138 AND 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 7145 FAIRFAX DR, PORT

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2019CA002422CAAXES
LAFAYETTE LENDING, LLC, a
Delaware limited liability company,
Plaintiff, vs.

TRULY YOUR INVESTMENT, LLC a Florida limited liability company, KEVIN S. LOWERY, an individual, SHAHKASH, LLC, a Florida limited liability company, and DADE CITY, a municipality in Pasco County, Florida, and UNKNOWN TENANTS IN POSSESSION, Defendants

NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered in the above-styled action on March 10, 2021, in the Sixth Judicial Circuit Court, in and for Pasco County, Florida, the Clerk of Pasco County, Florida will sell the real property situated in Pasco County, Florida, described on the attached Exhibit "A" to the highest bidder, for cash, to be held online at www.pasco.realforeclose.com, in accordance with Chapter 45 Florida Statutes on April 19, 2021, at 11:00 a.m.:

EXHIBIT A
Begin 20.0 feet North and 65.0 feet West of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 24 South, Range 21 East, for a Point of Beginning. Thence run North 160.0 feet; thence West 67.0 feet; thence South 160.0 feet; run

SECOND INSERTION

FLORIDA, PLAT BOOK 19, PAGES 62-67.
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 3 day of March, 2021.
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 Zachary Ullman
Date: 2021-03-03
10:54:58
Florida Bar #106751
Primary E-Mail:
ServiceMail@aldridgepите.com
1415-085B
March 19, 26, 2021 21-00396P

thence East 67.0 feet to the Point of Beginning. Lying and being in 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 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.

/s/ Frank A. Lafalce
FRANK A. LAFALCE, ESQUIRE
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100 S. Ashley Drive, Suite 1600
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Attorneys for the Plaintiff
March 19, 26, 2021 21-00424P