

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 27, 2021, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line April 16, 2021, at 6:00am and ending April 27, 2021, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Kaitlin Noethen	20

April 9, 16, 2021 21-00549P

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 Digital Formatting Services, located at 5113 Avery Rd, in the City of New Port Richey, County of Pasco, State of FL, 34652, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 6 of April, 2021. David Svenson 5113 Avery Rd New Port Richey, FL 34652 April 9, 2021 21-00550P

FIRST INSERTION

NOTICE OF PUBLIC SALE

United Pasco Self Storage, U-Stor Ridge, and Zephyrhills Will be held on April 28th 2021 at the times and locations Listed below, to satisfy the self storage lien. Units contain General household goods. All sales are final. Management Reserves the right to withdraw any unit from the sale or refuse Any offer of bid. Payment by CASH ONLY, unless otherwise Arranged.

U-Stor, (United Pasco)
11214 US Hwy 19
North, Port Richey, FL 34668
at 10:00 AM

B309 Andrea Dial
B498 Eugene John
Immediately Following at
U-Stor (Ridge) 7215 Ridge Rd.
Port Richey, FL 34668

B2 Robert Moore
B4 Robert Moore
C64 Brandon Combee
C80 Tammy Szeeglowski
C269 Kaila Nitsche
C288 Richard Marotta, Jr.
C259 Natalie Brennan
E52 Pamela Croney
E75 Sandra Delgado

Immediately Following at
U-Stor Zephyrhills 36654 SR 54
Zephyrhills, FL 33541

B4 Charles Sammarco
C21 Charles Sammarco
H23 Steve Weber

April 9, 16, 2021 21-00540P

FIRST INSERTION

Notice is hereby given that MEREDITH JAMES ALDRIDGE, OWNER, Ridge, and Zephyrhills Will be held on April 28th 2021 at the times and locations Listed below, to satisfy the self storage lien. Units contain General household goods. All sales are final. Management Reserves the right to withdraw any unit from the sale or refuse Any offer of bid. Payment by CASH ONLY, unless otherwise Arranged.

April 9, 2021 21-00546P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Valcin e-Business Enterprises located at 13553 State Road 54, # 238, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Odessa, Florida, this 1st day of April, 2021. ALILEX VIRTUAL SERVICES, LLC April 9, 2021 21-00545P

3GTPIUEA5CG224482
2012 GENERAL MOTORS CORP
LYDY3TBB3F1502565
2015 TAIZHOU

April 9, 2021 21-00544P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on April 27, 2021, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 10:00 AM
Sale to be held at
www.storagetreasures.com.

OB030 - Owens, Tyosha; OC110 - Laird, Megan; OC126 - Meyer, Colleen; OE026 - Goodwin, Teri; OE151 - Rosario, Raisa; OE181 - Smith, Christopher; OE190 - Jewtraw, Cindy

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 10:15 AM
Sale to be held at
www.storagetreasures.com.

1096 - patlan, Angela; 1158 - Minges, Selena; 3070 - Grainger, Thomas; 3117 - Miller, Jordain

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 10:30 AM
Sale to be held at
www.storagetreasures.com.

A0001 - Zatarain, Jon; E1246 - Griffin, Tiffani; E2212 - Clemons, Thomas; E2325 - Perez, Brianna

PUBLIC STORAGE # 25436, 6609 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at
www.storagetreasures.com.

3017 - Perruzzi, Steven; 3021 - Mathis, Chad; 3090 - Watts, Ravan; 3104 - Carew, Sarah; 3130 - Vurro, Candice; 3141 - Hratko, Sarah; 3479 - Bogardus, Kevin; 3525 - Steczo, Kelley; 3531 - Kammerer, David; 4177 - Lord, Darrell; 4193 - bernicky, megan; 4253 - Boles, Tammy; 4665 - Cartwright, Sandy

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:00 AM
Sale to be held at
www.storagetreasures.com.

1141 - Pahlke, Jennifer; 1712 - Corso, Lora; 2014 - ligatich, John; 2039 - Scotella, John

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 11:15 AM
Sale to be held at
www.storagetreasures.com.

015 - Harper, Joseph; 045 - Keegan, Ryan; 054 - Castro, Jason; 093 - Schou, Eric; 148 - Dobron, Patricia; 156 - Hogan, Belinda; 195 - Williams, Jeremy; 223 - Endres, Brenda; 480 - Bridgewater, Claudette; 508 - Richard, Ernest; 534 - Tates, Jeremiah

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

April 9, 16, 2021 21-00538P

FIRST INSERTION

American Towers LLC is proposing an approximate 13-foot by 19-foot expansion of an existing fenced telecommunications facility compound. Additionally, American Towers LLC has proposed to collocate six (6) panel antennas at a centerline height of 185 feet (56 meters) above ground level on the subject 199-foot tall (overall height) monopole telecommunications tower structure. The telecommunications facility is located at 30435 Commerce Drive, San Antonio, Pasco County, Florida (N 28° 19' 45.8" W 82° 18' 51.2"). American Towers LLC seeks comments from all interested persons on any potential significant impact the proposed action could have on the quality of the human environment pursuant to 47 C.F.R. Section 1.1307, including potential impacts to historic or cultural resources that are listed or eligible for listing in the National Register of Historic Places. Interested persons may comment or raise concerns about the proposed action by submitting an e-mail to enviro.services@americantower.com. Paper comments can be sent to: American Towers LLC, Attn: Environmental Compliance, 10 Presidential Way, Woburn, MA 01801. Requests or comments should be limited to environmental and historic/cultural resource impact concerns, and must be received on or before May 9, 2021. X0792 HLE
April 9, 16, 2021 21-00532P

FIRST INSERTION

Notice is hereby given that CHRISTOPHER R KING, REXUS HEALTHCARE ASSOCIATES, LLC, OWNERS, desiring to engage in business under the fictitious name of IRON SPINE MEDICAL located at 17455 HUGH LANE, LAND O LAKES, FLORIDA 34638 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
April 9, 2021 21-00547P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/26/2021, 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.

3GTPIUEA5CG224482
2012 GENERAL MOTORS CORP
LYDY3TBB3F1502565
2015 TAIZHOU
April 9, 2021 21-00544P

FIRST INSERTION

NOTICE OF SERVICE BY PUBLICATION IN THE CIRCUIT COURT OF JEFFERSON COUNTY, ALABAMA CIVIL DIVISION CIVIL ACTION NO: 19-905478 DANIELS CAPITAL CORPORATION PLAINTIFF, v. DEAN TONG and Fictitious Party Defendant A, B, C, whether singular or plural, person or persons, individual or individuals, entity or entities, plaintiff hereby intending to designate an additional party. DEFENDANT.

Notice to Dean Tong: Please take notice that Daniels Capital Corporation filed a complaint against you on December 18, 2019 in the Circuit Court of Jefferson County, Alabama, Case No. CV-19-905478, for courts of conversion, fraud, breach of contract, unjust enrichment, equitable relief, breach of fiduciary duty, and gross negligence in the amount of \$12,577.31 of compensatory damages, plus attorney's fees, court costs, and punitive damages.

You are required to answer within thirty (30) days of MAY 19th 2021 (the date of the last publication of this notice). Your answer must be filed with this Clerk of Court for Jefferson County, Alabama and served upon counsel for Plaintiff, Matthew Davis, at P.O. Box 1101, Leeds, AL 35094.

Done this the 25th day of MARCH, 2021.

Jacqueline Anderson Smith
Jefferson County, Alabama Circuit Clerk
April 9, 16, 23, 30, 2021 21-00537W

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail) TO: PHILIP CARDAMONE and ANY UNKNOWN TENANT(S) 7344 Demure Lane Lot #163 New Port Richey, FL 34653 CMRR: ROBERT PAUL JR. DILLEY P.O. Box 709 Whittier, AK 99693-0709 CMRR

When you vacated the premises at 7344 Demure Lane Lot #163, New Port Richey, FL 34653, the following personal property remained: 1981 LIBERTY UNKNOWN MODEL SINGLE WIDE MOBILE HOME VIN: 10L13052 TITLE NO. 0019413420 Miscellaneous furniture and appliances You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than April 23, 2021 at 11:00a.m., this property will be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: April 2, 2021
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
By: CYNTHIA MATHEWS, PARK MANAGER
6530 Accent Lane
New Port Richey, FL 34653
(727)-842-3928
April 9, 16, 2021 21-00542P

NOTICE OF PUBLIC SALE:

The following personal property of George Sentementes and Joseph L. Draiss will on the 26th day of April 2021, at 11:00 a.m., on property at 9029 Daniel Avenue, Lot 045, Port Richey, Pasco County, Florida 34668, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1973 MERC Mobile Home VIN No.: 03612728G Title No.: 0005750899 And All Other Personal Property Therein
PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303
April 9, 16, 2021 21-00559P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail) TO: VIRGINIA CESARO, JOHN VENTIMIGLIA, and ANY UNKNOWN TENANT(S) 7402 Demure Lane, Lot #157 New Port Richey, FL 34653 CMRR: JOHN VENTIMIGLIA 4814 Cardinal Trail Palm Harbor, FL 34683 CMRR:

When you vacated the premises at 7402 Demure Lane, Lot #157, New Port Richey, FL 34653, the following personal property remained:

1982 UNKNOWN MAKE UNKNOWN MODEL SINGLE WIDE MOBILE HOME VIN: 10L14686 TITLE NO. 0021782645 and Miscellaneous furniture and appliances

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than April 23, 2021 at 11:00a.m., this property will be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: April 2, 2021
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
By: CYNTHIA MATHEWS, PARK MANAGER
6530 Accent Lane
New Port Richey, FL 34653
(727)-842-3928
April 9, 16, 2021 21-00539P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021CP398WS IN RE: ESTATE OF JULIAN. TRUPIANO/ aka JULIA NANCY TRUPIANO Deceased.

The administration of the estate of JULIA N. TRUPIANO, also known as JULIA NANCY TRUPIANO, deceased, whose date of death was December 18, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 9, 2021
Signed on this 15th day of February, 2021.

KARI-ANN ULMAN
Personal Representative
5876 High Street
New Port Richey, FL 34652
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
April 9, 16, 2021 21-00535P

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

SAVE TIME E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
File No. 2021-CP-000278 CPAXES
 Probate Division
IN RE: ESTATE OF James A. Gilchrist, Deceased.

The administration of the estate of James A. Gilchrist, deceased, whose date of death was January 28, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, Probate Division, 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 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 April 9, 2021.

Personal Representative:

John E. Gilchrist
 4040 Ironwood Circle, Apt. 701F
 Bradenton, FL 34209
 Attorney for Personal Representative:
 James E. Johnson II
 Email Address:
 jjohnson@manateelegal.com
 Email Address:
 cgodfrey@manateelegal.com
 Florida Bar No. 0061621
 Greene Hamrick Schermer & Johnson, P.A.
 601 12th Street West
 Bradenton, FL 34205
 Telephone: 941-747-1871
 April 9, 16, 2021 21-00536P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 512021CP000299CPAXES
IN RE: ESTATE OF BRIGITTE E. JENKINS Deceased.

The administration of the estate of Brigitte E. Jenkins, deceased, whose date of death was July 19, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 E Live Oak Ave., Dade City, FL 33525-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 9, 2021.

Personal Representative:

William R. Jenkins Jr.
 3314 Broken Bow Dr.
 Land O'Lakes, Florida 34639
 Attorney for Personal Representative:
 Joseph F. Pippen, Jr.
 Attorney
 Florida Bar Number: 314811
 Law Offices of Joseph F. Pippen, Jr. & Assoc., PL
 1920 East Bay Drive
 Largo, Florida 33771
 Telephone: (727) 586-3306 x 216
 Fax: (727) 585-4209
 E-Mail: Joe@atypip.com
 Secondary E-Mail: Suzie@atypip.com
 April 9, 16, 2021 21-00557P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 51-2021CP458WS
IN RE: ESTATE OF SANDRA LEE KITZMAN, Deceased.

The administration of the estate of SANDRA LEE KITZMAN, deceased, whose date of death was March 13, 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: April 9, 2021.

Signed on this 22 day of March, 2021.

BRANDI N. BRANSON
Personal Representative
 7405 Lake Magnolia Drive,
 Apt. A
 New Port Richey, FL 34653
 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
 April 9, 16, 2021 21-00556P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 21-CP-000518
Division Probate
IN RE: ESTATE OF GEORGE TRAYLOR INGRAM, II Deceased.

The administration of the estate of George Traylor Ingram, II, deceased, whose date of death was October 26, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654-5598. 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 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 April 9, 2021.

Personal Representative:

Tracy Lynn Condon
Tracy Condon
Email: nodnoc1067@gmail.com
 22 Spring Crossing Circle
 Greer, South Carolina 29650
 Attorney for Personal Representative:
 Email: weidnerlaw@yahoo.com
 Matthew D. Weidner
 Email Address:
 service@mattweidnerlaw.com
 Florida Bar No. 0185957
 Weidner Law
 250 Mirror Lake Drive North
 St. Petersburg, FL 33701
 April 9, 16, 2021 21-00558P

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 2018-CA-003561-WS
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,

Plaintiff, vs. SHARON A. WATKINS; UNKNOWN SPOUSE OF SHARON A. WATKINS; UNKNOWN TENANT(S) IN POSSESSION #1 AND #2 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 9, 2019 and an Order Resetting Sale dated March 30, 2021 and entered in Case No. 2018-CA-003561-WS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is Plaintiff and SHARON A. WATKINS; UNKNOWN SPOUSE OF SHARON A. WATKINS; UNKNOWN TENANT(S) IN POSSESSION #1 AND #2 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO:
2020-CA-001864
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 HE7, Plaintiff v.

SAMEH L. ATALLA A/K/A SAMEH LEWIS ATALLA; ET AL., Defendant(s). NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated March 4, 2021, in the above-styled cause, Clerk of Circuit Court Nikki Alvarez-Sowles, shall sell the subject property at public sale on the 4th day of May, 2021, at www.pasco.realforeclose.com for the following described property:

LOT 38 OF SADDLEBROOK COMMUNITY PHASE 1, AN UNRECORDED SUBDIVISION IN PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 20 EAST; RUN THENCE SOUTH 87°19'00" WEST, A DISTANCE IF 236.12 FEET; THENCE SOUTH 57°52'40" WEST, A DISTANCE OF 161.52 FEET; THENCE SOUTH 32°07'20" EAST, A DISTANCE OF 164.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 350.00 FEET, CHORD BEARING SOUTH 41°53'13" EAST, A CHORD DISTANCE OF 119.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", A DISTANCE OF 119.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°39'06" EAST, A DISTANCE OF 140.73 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 400.00 FEET, CHORD BEARING SOUTH 14°24'51" WEST, A CHORD DISTANCE OF 324.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°52'12", A DISTANCE OF 334.20 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°31'15" EAST, A DISTANCE OF 430.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET, CHORD

www.pasco.realforeclose.com, 11:00 a.m., on May 4, 2021, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 1054, BEACON SQUARE, UNIT NINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK9, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF PACO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED April 7, 2021.
 By: /s/ Fazia Corsbie
 Fazia Corsbie
 Florida Bar No.: 978728
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo Lindberg, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 1491-179601 / VMR
 April 9, 16, 2021 21-00560P

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.
2020CA000257CAAXES

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-1, Plaintiff, vs.

SYLVIA PEREZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2020, and entered in 2020CA000257CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-1 is the Plaintiff and SYLVIA PEREZ 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 26, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 32 AND THE EAST 1/2 OF LOT 33, WEST PASCO HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 37318 OAK STREET, DADE CITY, FL 33523
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 6 day of April, 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
 19-383434 - VIT
 April 9, 16, 2021 21-00555P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE: 2020CC3703-WS-O SUNNYBROOK CONDOMINIUM ASSOCIATION a not-for-profit Florida corporation, Plaintiff, vs.

ANDREAS VON BUSSE; UNKNOWN SPOUSE OF ANDREAS VON BUSSE; AND UNKNOWN TENANT(S), Defendants.

TO: ANDREAS VON BUSSE YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

Lot 22, Building 28 of SUNNYBROOK VI, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1481, Page 1144, et seq., and as it may be amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.
 Property Address: 4805 Sunnybrook Drive, #22, New Port Richey, FL 34653
 This action has been filed against you

and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiffs 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 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.

WITNESS my hand and seal of this Court on the 6 day of April, 2021.

NIKKI ALVAREZ-SOWLES
 Circuit and Court Clerk
 By: Cynthia Ferdon-Gaede
 Deputy Clerk
 April 9, 16, 2021 21-00552P

FIRST INSERTION

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

CASE NO. 2020CA000478CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2004-X1, ASSET BACKED CERTIFICATES, SERIES 2004-X1, Plaintiff, vs.

GINA HILLMAN; DOUGLAS HILLMAN, ET AL. Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 14, 2021, and entered in Case No. 2020CA000478CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., QUEST TRUST 2004-X1, ASSET BACKED CERTIFICATES, SERIES 2004-X1 (hereafter "Plaintiff"), is Plaintiff and GINA HILLMAN; DOUGLAS HILLMAN, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 4TH day of MAY, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 10, AND THE WEST 1/2 OF LOT 9, BLOCK 2, WEST SIDE SUBDIVISION TO DADE CITY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN

PLAT BOOK 3, PAGE 80, 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, PLC
 1239 E. Newport Center Drive,
 Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /s/ Tammi M. Calderone
 Tammi M. Calderone, Esq.
 Bar Number: 84926
 Email: TCalderone@vanlawfl.com
 PHH15591-19/tro
 April 9, 16, 2021 21-00554P

**OFFICIAL
COURTHOUSE
WEBSITES:**

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: floridapublicnotices.com

**Business
Observer**

LV10183

FIRST INSERTION

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

2020CA002861CAAXWS
WEEKI WACHEE HOLDINGS,
LLC, a Florida limited liability
company,
Plaintiff, vs.
RAYMOND SMITH and
UNKNOWN SPOUSE OF
RAYMOND SMITH, AND ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, AND
UNDER, AND AGAINST THE
HEREIN NAMED DEFENDANTS
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS HEIRS,
DEVISEES, GRANTEEES, OR
OTHER CLAIMANTS,
Defendants.

TO: RAYMOND SMITH and UN-
KNOWN SPOUSE OF RAYMOND
SMITH, AND ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, AND UNDER, AND
AGAINST THE HEREIN-NAMED
DEFENDANTS WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
HEIRS, DEVISEES, GRANTEEES, OR
OTHER CLAIMANTS

YOU ARE NOTIFIED that an action
to quiet tax deed on the following real
property in PASCO County, Florida:

Beginning at the Southeast cor-
ner of the East 141.42 feet of the
South Seven Twentieths of the
East half of the Southwest quar-
ter of the Northeast Quarter of
Section 18, Township 26 South,
Range 16 East, thence go 10 feet
West for a starting point (point
of beginning), thence West 50
feet thence North 60 feet, thence
East 50 feet, thence South 60
feet, back to the point of begin-
ning, as recorded in the Public
Records of Pasco County, Flori-
da, Except any road right-of-way
of existing record.
Parcel ID Number:

18-26-16-0000-00600-0000
Address:
4719 Trouble Creek Road;
New Port Richey, FL 34652

has been filed against you in the Cir-
cuit Court of the Sixth Judicial Circuit,
PASCO County, Florida, and you are
required to serve a copy of your writ-
ten defenses, if any, to Denise N. Mur-
phy, Esquire, 531 Main Street, Suite F,
Safety Harbor, FL 34695 on or before
5-10-2021, a date which is 30 days after
the first publication of this Notice in the
Business Observer (PASCO) and file the
original with the Clerk of this Court ei-
ther before service on Plaintiffs 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 disabili-
ty who needs any accommodation to
participate in this proceeding, you are
entitled, at no cost to you to the provi-
sion 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 accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding disabled transportation
services.

Signed on: 4-6-2021

NIKKI ALVAREZ-SOWLES
Clerk of the Court
By: Cynthia Ferdon-Gaede
Deputy Clerk

DENISE N. MURPHY, P.A.
Denise N. Murphy, Esquire
531 Main Street, Suite F
Safety Harbor, FL 34695
Phone: (727) 725-8101
Primary:
denise@denisemurphy.com
Secondary: jeff@denisemurphy.com
Florida Bar No: 0119598
Attorney for Plaintiff
April 9, 16, 23, 30, 2021 21-00551P

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-001952 ES
WILMINGTON SAVINGS FUND
SOCIETY D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY, BUT
SOLELY AS TRUSTEE FOR NYMT
LOAN TRUST I,
Plaintiff, vs.
WINTON E. HAGINS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated February 16, 2021, and entered in
51-2020-CA-001952 ES of the Circuit
Court of the SIXTH Judicial Circuit in
and for Pasco County, Florida, wherein
WILMINGTON SAVINGS FUND SOCI-
ETY D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY, BUT SOLELY
AS TRUSTEE FOR NYMT LOAN
TRUST I is the Plaintiff and WINTON
E. HAGINS is the Defendant. Nikki
Alvarez-Sowles, Esq. as the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash at [www.pasco.
realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on
April 26, 2021, the following described
property as set forth in said Final Judg-
ment, to wit:

LOT 157, LAKE PADGETT EAST
ISLAND ESTATES, A SUBDIVI-
SION AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 14,
PAGE(S) 57, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

Property Address: 23108 DOVER
DR, LAND O LAKES, FL 34639
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the

lis pendens must file a claim in accor-
dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this 6 day of April, 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
20-017296 - MiM
April 9, 16, 2021 21-00553P

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.

2019CA002238CAAXES/J1
Wells Fargo Bank, N.A.
Plaintiff, vs.
THE UNKNOWN HEIRS OR
BENEFICIARIES OF THE ESTATE
OF JOHN M. SUDDUTH A/K/A
JOHN MATTHEW SUDDUTH,
DECEASED; et al
Defendants.

TO: Linda Louise Sudduth
Last Known Address: 23227 Chelsea
Loop Land O'Lakes, FL 34639

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

LOT 301, UNRECORDED
PLAT OF LAKE PADGETT ES-
TATES EAST, PASCO COUNTY,
FLORIDA, BEING MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS:
BEGIN 342.45 FEET NORTH
AND 1273.42 FEET EAST OF
THE SW CORNER OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 20, TOWNSHIP 26
SOUTH, RANGE 19 EAST, RUN
NORTH 26 DEGREES 42 MIN-
UTES 56 SECONDS WEST,
139.24 FEET; THENCE ON
AN ARC TO THE LEFT 52.94
FEET, CHORD 52.43 FEET,
CHORD BEARING NORTH
50 DEGREES 25 MINUTES
50 SECONDS EAST; THENCE
SOUTH 53 DEGREES 21 MIN-
UTES 20 SECONDS EAST,
120.46 FEET; THENCE ON
AN ARC TO THE RIGHT 69.73
FEET, CHORD 69.57 FEET,
CHORD BEARING SOUTH
38 DEGREES 20 MINUTES 29
SECONDS WEST; THENCE
SOUTH 45 DEGREES 00 MIN-
UTES 00 SECONDS WEST

45.28 FEET TO THE POINT
OF BEGINNING.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie Anthous-
is, Esquire, Brock & Scott, PLLC., the
Plaintiffs attorney, whose address is
2001 NW 64th St, Suite 130 Ft. Lau-
derdale, FL 33309, within thirty (30)
days of the first date of publication on
or before May 7, 2021, and file the origi-
nal with the Clerk of this Court either
before service on the Plaintiffs attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition.

THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS

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 April 5, 2021.
Nikki Alvarez-Sowles
As Clerk of the Court
By Kelly Jeanne Symons
As Deputy Clerk

Brock & Scott, PLLC.,
the Plaintiff's attorney
2001 NW 64th St.
Suite 130
Ft. Lauderdale, FL 33309
File # 20-F01339
April 9, 16, 2021 21-00533P

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.
2019CA003745CA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
EMMETT EMERY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated February 22, 2021, and entered in
2019CA003745CA of the Circuit
Court of the SIXTH Judicial Circuit in
and for Pasco County, Florida, where-
in NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING is
the Plaintiff and EMMETT EMERY;
COUNTRY WALK HOMEOWNERS'
ASSOCIATION, INC.; and ANGELA
T. EMERY are the Defendant(s). Nikki
Alvarez-Sowles, Esq. as the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash at [www.pasco.
realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on
April 26, 2021, the following described
property as set forth in said Final Judg-
ment, to wit:

LOT 94 OF COUNTRY WALK
INCERMENT C - PHASE 2,
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 59, PAGE(S) 89-95,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 4866 ROLL-
ING GREENE DR, WESLEY
CHAPEL, FL 33543

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 accor-
dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 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 imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing trans-
portation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this 6 day of April, 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
20-060821 - MiM
April 9, 16, 2021 21-00554P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10168

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 20-DR-6084

IWONA KRZEMINSKA, Petitioner, And JAROSLAW KUBISIAK, Respondent
TO: Jaroslaw Kubisiak
3840 N. Sayre Ave.
Chicago IL 60634

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Laurel C. Ackley, Esq., whose address is 23542 SR 54, Lutz FL on or before May 3, 2021 and file the original with the clerk of this Court at Pasco County Courthouse, 7530 Little Rd, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to de-

cide how the following real or personal property should be divided:
No property is sought to be divided.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: March 25, 2021.

Nikki Alvarez-Sowles, Esq.

CLERK OF THE CIRCUIT COURT
By: Kelly Jeanne Symons
Deputy Clerk

April 2, 9, 16, 23, 2021

21-00512W

THIRD 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: Denise Diaz

Mar. 26; Apr. 2, 9, 16, 2021

21-00442P

THIRD 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: Denise Diaz

Mar. 26; Apr. 2, 9, 16, 2021

21-00434P

SECOND INSERTION

Affordable Secure Storage - Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

J15 : Taylor Flanery
L16 : Veronica Hartley
M05 : Veronica Hartley
SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com April 17th, 2021 AT OR AFTER: 11:00 AM EST.

April 2, 9, 2021 21-00523P

THIRD 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: Denise Diaz

Mar. 26; Apr. 2, 9, 16, 2021

21-00433P

SECOND INSERTION

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

Case No.: 20-CA-2727-CAAXWS
CITY OF NEW PORT RICHEY,
a Florida municipal corporation,
Plaintiff, v.

ESTATE OF RONALD E. NIKKARI,
and All other unknown Parties
claiming interests by, through,
under, and against a named
Defendant(s) who are not known
to be dead or alive, whether same
unknown parties may claim an
interest as spouses, heirs, devisees,
grantees or other claimants,
Defendants.

To: ESTATE OF
RONALD E. NIKKARI

12806 Vassar Court
Hudson, FL 34667-7921
CITY OF NEW PORT RICHEY,
hereby gives notice of the filing of an
action for foreclosure of the following
described property in Pasco County,
Florida:

Lot 1, Block 11, CITY OF NEW
PORT RICHEY, FLORIDA
according to the plat recorded in
Plat Book 4, Page 49, Public Re-
cords of Pasco County, Florida.

The action was filed in the above-
named court on December 10, 2020,
and anyone claiming an interest in the
above-described property must submit
a claim for the same by filing it with
the Clerk of the above named court and
serving a copy thereof on the attorney
for Plaintiff, Timothy P. Driscoll, Esq. at
146 Second Street North, Suite 310, St.
Petersburg, Florida 33701, with email

to Driscoll.lawfirm@gmail.com no
later than thirty (30) days after the first
publication of this Notice, otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain
assistance. Please contact the Pub-
lic 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 accommo-
date for this service. Persons with
disabilities needing transportation
to court should contact their local
public transportation providers for
information regarding transportation
services.

DATED this 30 day of March, 2021.

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

TIMOTHY P. DRISCOLL, ESQ.
Driscoll Law Firm, P.A.
146 Second Street North,
Suite 310
St. Petersburg, FL 33701
FBN 0566306
Telephone (727) 896-1144
Driscoll.lawfirm@gmail.com
April 2, 9, 2021 21-00500P

SECOND INSERTION

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

Case #:
2020CA000496CAAXES
DIVISION: J4

Wells Fargo Bank, N.A.
Plaintiff, v.
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Carolyn Marie Toner
a/k/a Carolyn M. Toner a/k/a Caro-
lyn Toner a/k/a Carolyn Bigelow,
Deceased, and All Other Persons
Claiming by and Through, Under,
Against The Named Defendant(s);
David Wayne Thompson a/k/a
David Thompson; Cynthia Kay
Hammers a/k/a Cynthia Thompson
a/k/a Cynthia Marsh; Elizabeth Ann
Thompson; Unknown Spouse of
David Wayne Thompson a/k/a David
Thompson; Unknown Spouse of
Cynthia Kay Hammers a/k/a Cynthia
Thompson a/k/a Cynthia Marsh;
Unknown Spouse of Elizabeth Ann
Thompson; Unknown Parties in
Possession #1, if living, and all Un-
known Parties claiming by, through,
under and against the above named
Defendant(s) who are not known to
be dead or alive, whether said Un-
known Parties may claim an interest
as Spouse, Heirs, Devisees, Grant-
ees, 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).

To: Unknown Heirs, Devisees, Grant-
ees, Assignees, Creditors, Lienors, and
Trustees of Carolyn Marie Toner a/k/a
Carolyn M. Toner a/k/a Carolyn Toner
a/k/a Carolyn Bigelow, Deceased, and
All Other Persons Claiming by and
Through, Under, Against: UNKNOWN
ADDRESS
Residence unknown, if living, in-
cluding any unknown spouse of
the said Defendants, if either has
remarried and if either or both of
said Defendants are dead, their
respective unknown heirs, devi-
sees, grantees, assignees, creditors,
lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the afore-
mentioned unknown Defendants
and such of the aforementioned
unknown Defendants as may be
infants, incompetents or otherwise
not sui juris.

YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Pasco County, Florida, more particu-
larly described as follows:

A PARCEL OF LAND LYING
IN THE NORTHWEST 1/4 OF
SECTION 14, TOWNSHIP 26
SOUTH, RANGE 19 EAST AND
IN THE NORTHEAST 1/4 OF
SECTION 15, TOWNSHIP 26
SOUTH, RANGE 19 EAST, PAS-
CO COUNTY, FLORIDA, BEING
DESCRIBED AS FOLLOWS:
COMMENCING AT THE
SOUTHWEST CORNER OF THE
NORTHWEST 1/4 OF SAID SEC-
TION 14, RUN NORTH 100.0
FEET; THENCE NORTH 46
DEGREES 48'53" WEST, 161.71

FEET; THENCE NORTH 63
DEGREES 58'18" EAST, 113.50
FEET FOR A POINT OF BEGIN-
NING; THENCE NORTH 33
DEGREES 27'24" WEST, 263.94
FEET; THENCE NORTH 80
DEGREES 28'00" EAST, 215.0
FEET TO THE WEST LINE OF
MITCHELL ROAD; THENCE
RUN 200.78 FEET ALONG THE
ARC OF A CURVE TO THE
LEFT HAVING A RADIUS OF
720.0 FEET, CHORD SOUTH
27 DEGREES 35'54" EAST,
200.75 FEET ALONG THE
SAID WEST LINE OF MITCH-
ELL ROAD; THENCE SOUTH
63 DEGREES 58'18" WEST,
177.53 FEET TO THE POINT
OF BEGINNING. SUBJECT
TO THE FOLLOWING EASE-
MENT; COMMENCING AT THE
AFOREMENTIONED POINT OF
BEGINNING, RUN NORTH 33
DEGREES 27'24" WEST, 263.94
FEET; THENCE NORTH 80
DEGREES 28'00" EAST, 205.0
FEET FOR A POINT OF BE-
GINNING OF EASEMENT;
THENCE CONTINUE NORTH
80 DEGREES 28'00" EAST, 10.0
FEET; THENCE ALONG THE
WESTERLY RIGHT-OF-WAY
LINE OF MITCHELL ROAD
RUN SOUTHERLY 10.0 FEET;
THENCE NORTH 63 DEGREES
33'57" WEST 16.19 FEET TO THE
POINT OF BEGINNING OF
EASEMENT.

TOGETHER WITH THAT
CERTAIN MANUFACTURED
HOME, YEAR: 1984, MAKE:
CONCORD/CHAMPION, VIN#:
3348753935A AND VIN#:
3348753935B.

more commonly known as 4559

Mitchell Road, Land O Lakes, FL
34638.

This action has been filed against
you and you are required to serve a
copy of your written defense, if any,
upon LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff, whose address
is 4630 Woodland Corporate Blvd.,
Suite 100, Tampa, FL 33614, on or
before May 3, 2021 and file the origi-
nal with the clerk of this Court either
before service on Plaintiff's attorney
or immediately there after; otherwise
a default will be entered against you
for the relief demanded in the Com-
plaint.

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 Informa-
tion 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 ap-
pearance, or immediately upon receiv-
ing 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 accommo-
date for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

WITNESS my hand and seal of this
Court on the 26th day of March, 2021.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
By: /s/ Kelly Jeanne Symons
as Deputy Clerk

19-322496 FC01 WNI
April 2, 9, 2021 21-00502P

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

LV10161

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

LV10244

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com | **SARASOTA COUNTY:** sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com | **LEE COUNTY:** leeclerk.org

COLLIER COUNTY: collierclerk.com | **HILLSBOROUGH COUNTY:** hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | **PINELLAS COUNTY:** pinellasclerk.org

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-CP-000048
IN RE: ESTATE OF
ERIN COLLEEN BRENNAN
Deceased.

The administration of the estate of ERIN COLLEEN BRENNAN, deceased, whose date of death was July 2, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 2, 2021.

Personal Representative:

Meghan Benoit
3231 Sago Point Court
Land O'Lakes, Florida 34639
Attorney for Personal Representative:
Erin Whittemore Lohmiller
elohmiller@wherejusticematters.com
Florida Bar No. 0038631
The Whittemore Law Group, P.A.
100 Second Avenue S., Suite 304-S
St. Petersburg, Florida 33701
April 2, 9, 2021 21-00508P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP000180CPAXES
IN RE: ESTATE OF
CHRISTIE DAWN RUSS
Deceased.

The administration of the estate of Christie Dawn Russ, deceased, whose date of death was November 21, 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 April 2, 2021.

Personal Representative:

Karen Wincott
10236 Lamson Rd.
Dade City, Florida 33525
Attorney for Personal Representative:
Robert C. Burnette, Esquire Attorney
Florida Bar Number: 0159816
5710 Gall Boulevard, Suite C
Zephyrhills FL 33542
Telephone: (813) 788-6800
Fax: (813) 322-3588
E-Mail: rcburnettepa@gmail.com
April 2, 9, 2021 21-00506P

THIRD 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP000289CPAXES
Division: X
IN RE: ESTATE OF
JOHN J. CRONIN SR.
Deceased.

The administration of the estate of John J. Cronin Sr, 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 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 512021CP-000289CPAXES. The names 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 CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 2, 2021.

Personal Representative:

Scott F. Cronin
10426 Dusty Hill Loop
Dade City, FL 33525
Attorney for the Personal
Representative
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF GADIEL A.
ESPINOZA, PLLC
3632 Land O' Lakes Blvd. Ste. 106-23
Land O' Lakes, FL 34639
Tel. (813) 563-6453
Email: office@gadielepinozalaw.com
April 2, 9, 2021 21-00528P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-CP-000301
Section J
IN RE: ESTATE OF
ANTHONY V. GRIECO,
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the Court is 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 indicated below.

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

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

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

The date of first publication of this Notice is: April 2, 2021.

Anthony Grieco

Personal Representative
8211 Swann Hollow Drive
Tampa, FL 33647
Kevin Hernandez, Esquire
Attorney for Personal Representative
FBN 0132179
SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservicel@thehernandezlaw.com
Secondary email:
jm@thehernandezlaw.com
April 2, 9, 2021 21-00509P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 19-CP-001566
IN RE: ESTATE OF
HAROLD C. ST. LOUIS
Deceased.

The Administration of the Estate of Harold C. St. Louis, deceased, whose date of death was February 27, 2018, 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 April 2, 2021.

All claims are time barred as of February 27, 2020.

KENNETH M. BAILEY

Personal Representative
8348 Cambria Court
New Port Richey, FL 34653
Attorney for Personal Representative:
/s/ Debra A. Faulkner
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
Burke Faulkner Law, P.A.
3937 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 939-4900
Fax: (727) 502-6064
E-Mail: debbie@burkefaulknerlaw.com
Alt. E-Mail:
paola@burkefaulknerlaw.com
April 2, 9, 2021 21-00505P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP420ES
IN RE: ESTATE OF
JANA NALES/
aka JANA FRANCES NALES
Deceased.

The administration of the estate of JANA NALES, also known as JANA FRANCES NALES, deceased, whose date of death was February 15, 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 April 2, 2021.

Signed on this 12 day of March, 2021.

KAROLINA HELDIGE

Personal Representative
3659 North Springfield Avenue
Chicago, IL 60618
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
April 2, 9, 2021 21-00507P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP000434
CPAXWS
Division J
IN RE: ESTATE OF
COLLEEN R. MCGLONE
AKA COLLEEN MCGLONE
Deceased.

The administration of the estate of COLLEEN R. MCGLONE aka COLLEEN MCGLONE, 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 PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is: April 2, 2021.

Personal Representative:

KRISTIN D. WOOD
16905 Raven Ridge Place
Lutz, Florida 33549
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
April 2, 9, 2021 21-00511P

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. 51-2020-CA-002642 ES
WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2000-C,
ASSET-BACKED CERTIFICATES,
SERIES 2000-C,
Plaintiff, vs.
KATHRYN M. STRIPE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 3, 2021, and entered in 51-2020-CA-002642 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2000-C, ASSET-BACKED CERTIFICATES, SERIES 2000-C is the Plaintiff and KATHRYN M. STRIPE; and TIMBER LAKE ESTATES, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on April 19, 2021, the following described property as set forth in said Final Judgment, to wit:

PARCEL 389, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE IV, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE IV, AS RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGES 484 THROUGH 537, AND AMENDED IN OFFICIAL RECORDS BOOK 1372, PAGE 598 TO 602, AND THEREBY SUPPLEMENTED BY OFFICIAL RECORDS BOOK 1468, PAGE 133 AND THEREBY AMENDED IN OFFICIAL RECORDS BOOK 1468, PAGE 141, AND THE PLAT THEREOF RE-

CORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 37-38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS THERETO, TOGETHER WITH A 1987 OAKSPRINGS MOBILE HOME SERIAL IDENTIFICATION #S 32620264BW (RP TAG #522727) AND 32620264AW (RP TAG #522726)
Property Address: 3115 BEAVER CREEK DR, ZEPHYRHILLS, FL 33543

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

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

Dated this 30 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
20-060600 - MIM
April 2, 9, 2021 21-00526P

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.

512019CA000429CAAXES
J.P. MORGAN MORTGAGE
ACQUISITION CORP.,
Plaintiff, vs.
DEBBIE A. MAHARAJ and all
unknown parties claiming by,
through, under and against the
above named Defendant who
are unknown to be dead or alive
whether said unknown are persons,
heirs, devisees, grantees, or other
claimants; UNKNOWN SPOUSE OF
DEBBIE A. MAHARAJ; RICKEY
MAHARAJ; UNKNOWN SPOUSE
RICKEY MAHARAJ; SUNTRUST
BANK; FLORIDA HOUSING
FINANCE CORP.; SUNCOAST
POINTE HOMEOWNERS
ASSOCIATION INC.; PASCO
COUNTY CLERK OF COURT;
TENANT I/UNKNOWN TENANT;
TENANT III/UNKNOWN TENANT
AND TENANT IV/UNKNOWN
TENANT, in possession of the
subject real property UNKNOWN
TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 4, 2019 and an Order Resetting Sale dated March 25, 2021 and entered in Case No. 512019CA-000429CAAXES of the Circuit Court in and for Pasco County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and DEBBIE A. MAHARAJ and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DEBBIE A. MAHARAJ; RICKEY MAHARAJ; UNKNOWN SPOUSE RICKEY MAHARAJ; SUNTRUST BANK; FLORIDA HOUSING FINANCE CORP.; SUNCOAST POINTE HOMEOWNERS ASSOCIATION INC.; PASCO COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TEN-

ANT, in possession of the subject real property UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on April 29, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 1, SUNCOAST POINTE VILLAGES 2A, 2B, AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 31, THROUGH 38, INCLUSIVE, OF THE PUBLIC 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.

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

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

DATED March 31, 2021.
By: /s/ Fazia Corsbie
Fazia Corsbie
Florida Bar No.: 978728
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo Lindberg, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-175353 / VMR
April 2, 9, 2021 21-00525P

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

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

THIRD 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

THIRD 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

THIRD 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 111 & 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 GODESK
 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

21-00449P

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

THIRD 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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP000391CPAXWS
IN RE: ESTATE OF
MARIA ZITIS
Deceased.

The administration of the estate of MARIA ZITIS, deceased, whose date of death was February 21, 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 April 2, 2021.

Personal Representative:
ATHANASIOS ZITIS
10015 Trinity Blvd., Suite 101
Trinity, FL 34655

Attorney for Personal Representative:
DAVID J. WOLLINKA

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: cyndi@wollinka.co,
April 2, 9, 2021 21-00530P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP000231CPAXES
Division X
IN RE: ESTATE OF
WILLIAM SAMUEL
ROWLAND, JR.
Deceased.

The administration of the estate of WILLIAM SAMUEL ROWLAND, JR., deceased, whose date of death was January 10, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of the Court, 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 2, 2021.

Personal Representative:
LAURIE L. MCGUIRE
1608 Stratford Place
McKinney, Texas 75071

Attorney for Personal Representative:
Denise A. Welter, Esquire

Florida Bar Number: 585769
Denise A. Welter, P.A.
2521 Windguard Circle
Wesley Chapel, FL 33544
Telephone: (813) 929-7300
E-Mail: daw@jowanna.com
Secondary E-Mail:
service@jowanna.com
April 2, 9, 2021 21-00529P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP000345CPAXWS
IN RE: ESTATE OF
LUCILLE RANZ
Deceased.

The administration of the estate of LUCILLE RANZ, deceased, whose date of death was February 10, 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 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 April 2, 2021.

Personal Representative:
SANDRA WILLIAMS
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: cyndi@wollinka.co,
April 2, 9, 2021 21-00531P

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-286-W5
Section I
IN RE: ESTATE OF
FLORENCE OLIVE HILLYER
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 Florence Olive Hillyer, 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 July 18, 2020; that the total value of the estate is \$19,375.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Connie Scheuneman
203 Teaberry Lane
Hendersonville, NC 28739
Douglas Aaseby
2300 Iron Point Road, #2112
Folsom, CA 95630

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: April 2, 2021.

Person Giving Notice:
Connie Scheuneman
203 Teaberry Lane
Hendersonville, NC 28739

Attorney for Person Giving Notice:
David A. Hook, Esq.

E-mail Addresses:
courtsservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
April 2, 9, 2021 21-00510P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY, FLORIDA
CASE NO: 20-CC-2961
VILLA DEL RIO HOMEOWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
CECILIA C. WILSON and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Lot 15, VILLA DEL RIO UNIT 1, according to the plat thereof, recorded in Plat Book 18, Page 5, of the Public Records of Pasco, County, Florida. With the following street address: 3949 Del Rio Avenue, New Port Richey, Florida, 34655.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on May 27, 2021.

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

IMPORTANT
AMERICANS WITH DISABILITIES

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.: 20-CC-001601-ES
HILLHURST CROSSING
HOMEOWNER'S ASSOCIATION,
INC.,
Plaintiff, vs.
NICOLETTE T. MAYERS, ET AL.,
Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida and the foreclosure sale will be conducted online at www.pasco.realforeclose.com and is described as:

Lot 1, Block 10, Meadow Pointe III Parcel "U-U", according to the plat thereof, recorded in Plat Book 59, Page(s) 144 through 153, inclusive, of the Public Records of Pasco County, Florida. Commonly referred to as: 1109 Sleepy Oak Drive, Wesley Chapel, Florida 33543.

at public sale, to the highest bidder for cash at 11:00 a.m., on the 24th day of May, 2021. DATED this 25th day of

SECOND 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.:

51-2011-CA-003491WS
HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE, FOR
THE REGISTERED HOLDERS OF
NOMURA HOME EQUITY HOME
LOAN, INC. ASSET-BACKED
CERTIFICATES, SERIES 2007-2,
Plaintiff, VS.
THE ESTATE OF MARY ANN
O'CONNOR, DECEASED: et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 12, 2021 in Civil Case No. 51-2011-CA-003491WS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST OF THE ESTATE OF MARY ANN O'CONNOR, DECEASED; THE ESTATE OF MARY ANN O'CONNOR, DECEASED; AMERICAN GENERAL HOME EQUITY, INC. D/B/A SPRINGLEAF HOME EQUITY, INC.; DEBORAH ANN MCKINNEY F/K/A DEBORAH ANN FLUKE; PATRICIA TARANN HARRISON A/K/A PATRICIA TARA ANN HARRISON-KELLY; SHANE KELLY, A MINOR IN THE CARE AND CUSTODY OF PATRICIA TARANN HARRISON A/K/A PATRICIA TARA ANN HARRISON 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

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 30th day of March, 2021.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER

s/ Daniel J. Greenberg
Daniel J. Greenberg
(collections@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff
Beacon Woods Golf
Mediterranean Villas Homeowners
Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
April 2, 9, 2021 21-00524P

SECOND INSERTION

March, 2021.
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.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
5550 West Executive Drive, Suite 250
Tampa, Florida 33609
E-Mail: bross@frpallegal.com
P:(813) 286-0888 / F: (813) 286-0111
Attorney for Plaintiff,
HILLHURST CROSSING
April 2, 9, 2021 21-00501P

described real property as set forth in said Final Judgment, to wit:
LOT 582, CREST RIDGE GARDENS-UNIT SIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 113, 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 23 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
Jennifer Travieso
Date: 2021-03-23
12:18:31
Florida Bar #641065
Primary E-Mail:
ServiceMail@aldridgepите.com
2021-9373B
April 2, 9, 2021 21-00499P

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO: 15-CC-002447
NORTHWOOD OF PASCO
HOMEOWNERS
ASSOCIATION, INC., a
not-for-profit Florida corporation,
Plaintiff, vs.
CHRISTOPHER E. MAPLES;
DANIA A. MAPLES; AND
UNKNOWN TENANT(S)
Defendants.

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

Lot 58, Block C, NORTHWOOD UNIT 2A, according to the Plat thereof as recorded in Plat Book 33, Pages 36-38, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 1234 Salt Clay Court, Wesley Chapel, FL 33544 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 13, 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 JUDGMENT.

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO: 20-CC-003191
WATERS EDGE MASTER
ASSOCIATION, INC.
a not-for-profit Florida corporation,
Plaintiff, vs.
ALFREDO A. PEREZ; IDELSI
A. PEREZ; VENECIA PEREZ;
UNKNOWN SPOUSE OF VENECIA
PEREZ; AND UNKNOV'N
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, I will sell all the property situated in Pasco County, Florida described as:

Lot 519, WATERS EDGE THREE, according to the Plat thereof as recorded in PlatBook58,Page(s) 111 through 125, inclusive, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 11030 Cobbs Ferry Court,
New Port Richey, FL 34654

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on April 29, 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 JUDGMENT.

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN
AND FOR PASCO COUNTY,
STATE OF FLORIDA
CIVIL DIVISION
Case No.: 2020CA002420CAAXES
Division: J4
ROSEMARIE GIOVENCO and
GERALDINE CLEMONS, as Joint
Tenants with Right of Survivorship,
Plaintiffs vs.
JOHN DAVID NEMITZ,
individually; JOHN DOE I and
JANE DOE I,
Defendants.

Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on March 29, 2021, the Clerk of the Court will sell the real property situated in Pasco County, Florida, described as:

Tract No. 12 of the unrecorded plat of CITRUS ACRES, PROJECT VI, being further described as follows:
The South 1/3 of the South 450.0 feet of the East 1/2 of the West 1/2; LESS the West 25.0 feet thereof, of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 26 South, Range 20 East, Pasco County, Florida. Together with a 1974 Double-wide Home HS Mobile Home ID's #444121X / RP R0739946 & 444121U / RP R0739945
Tax ID #
09-26-20-0030-00000-0120
Property known as: 5508 Gray Road Wesley Chapel, Florida

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
April 2, 9, 2021 21-00503P

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

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

E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
April 2, 9, 2021 21-00504P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN
AND FOR PASCO COUNTY,
STATE OF FLORIDA
CIVIL DIVISION
Case No.: 2020CA002420CAAXES
Division: J4
ROSEMARIE GIOVENCO and
GERALDINE CLEMONS, as Joint
Tenants with Right of Survivorship,
Plaintiffs vs.
JOHN DAVID NEMITZ,
individually; JOHN DOE I and
JANE DOE I,
Defendants.

Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on March 29, 2021, the Clerk of the Court will sell the real property situated in Pasco County, Florida, described as:

Tract No. 12 of the unrecorded plat of CITRUS ACRES, PROJECT VI, being further described as follows:
The South 1/3 of the South 450.0 feet of the East 1/2 of the West 1/2; LESS the West 25.0 feet thereof, of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 26 South, Range 20 East, Pasco County, Florida. Together with a 1974 Double-wide Home HS Mobile Home ID's #444121X / RP R0739946 & 444121U / RP R0739945
Tax ID #
09-26-20-0030-00000-0120
Property known as: 5508 Gray Road Wesley Chapel, Florida

33543-4501
at public sale, to the highest and best bidder, for CASH, such sale to be held online at www.pasco.realforeclose.com, beginning at 11:00 a.m. on June 29, 2021.

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

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

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