

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000017TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1704951
Year of Issuance: 06/01/2018
Description of Property: 06-24-17-0010-00A00-0020 GULF COAST HIGHWAY ESTATES PB 5 PG 49 LOT 2 BLOCK A OR 9000 PG 896
Name(s) in which assessed: GEORGES REALTY INVESTMENT 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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00713P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000020TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1708615
Year of Issuance: 06/01/2018
Description of Property: 21-25-16-0970-00000-8930 EMBASSY HILLS UNIT 5 PB 12 PGS 34-36 LOT 893 OR 9197 PG 612
Name(s) in which assessed: JAROD FARELLA MINDY FARELLA
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00715P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000006TDAXXX
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1710989
Year of Issuance: 06/01/2018
Description of Property: 19-26-16-053A-00002-0950 BEACON SQUARE UNIT 18-A PB 10 PG 61 LOT 2095 OR 4171 PG 1643
Name(s) in which assessed: EUGENE V & RITA M O'SHEA TRUST EUGENE V O'SHEA TTEE RITA M O'SHEA 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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00705P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000004TDAXXX
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1711559
Year of Issuance: 06/01/2018
Description of Property: 31-26-16-0030-00000-0810 KNOLLWOOD VILLAGE II PB 7 PG 115 WEST 60 FT OF LOT 81 SUBJ TO ESMT OVER SLY 3 FT THEREOF OR 4504 PG 1857 & OR 7465 PG 1828
Name(s) in which assessed: TONY KARABAIC HELEN KARABAIC
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00703P

FIRST INSERTION
Notice is hereby given that LASHAWUN VANNETTA MC-CULLOUGH, OWNER, desiring to engage in business under the fictitious name of POWER MUSIC T-SHIRTS located at 31154 GOSSAMER WAY, WESLEY CHAPEL, FLORIDA 33543 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.
May 14, 2021 21-00742P

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 Artemis Clothing Company located at 25401 Tradewinds Dr in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes, Florida, this 10 day of May, 2021.
Natalie Alexis Buchholz
May 14, 2021 21-00741P

NOTICE OF PUBLIC SALE:
The following personal property of EUGENE G. JOHNSON, if deceased any unknown heirs or assigns, ANTONIO SPAZIANI and BARBARA JOAN SPAZIANI, will, on May 26, 2021, at 10:00 a.m., at 11517 State Road 52, Lot #44, Hudson, Pasco County, Florida 34669; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1983 FRAN TRAVEL TRAILER, VIN: 10FBA02S5D1013958, TITLE NO.: 0020302582 and all other personal property located therein
PREPARED BY: Jody B. Gabel Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236
May 14, 21, 2021 21-00740P

FIRST INSERTION
Notice is hereby given that AUSTIN E LAKE, GREG E LAKE, OWNERS, desiring to engage in business under the fictitious name of COTEE BREEZE CHARTERS located at 11507 OSCEOLA DR., NEW PORT RICHEY, FLORIDA 34654 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.
May 14, 2021 21-00743P

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2021 DR 1513 WS
Edward Clayton Hunt Petitioner, and Elizabeth Jane Hunt, Respondent.
TO: Elizabeth Jane Hunt 2703 Flow St. Greenville, NC 27834
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 Edward Hunt whose address is 3404 Garfield Dr Holiday, FL 34691 on or before, and file the original with the Clerk of this Court at 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 decide how the following real or personal property should be divided: NONE
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/email address. (You may file Notice, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: 5-7-2021
CLERK OF THE CIRCUIT COURT
By: /s/ Cynthia Ferdon-Gaede
May 14, 21, 28; June 4, 2021
21-00744P

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice Is Hereby Given that Heartland of Zephyrhills FL, LLC, 333 N. Summit St, Toledo, OH 43604, desiring to engage in business under the fictitious name of ProMedica Skilled Nursing and Rehabilitation (Zephyrhills), with its principal place of business in the State of Florida in the County of Pasco will file an Application for Registration of Fictitious Name with the Florida Department of State.
March 14, 2021 21-00756P

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 Windy's Cakes located at 7541 Coventry Dr, in the County of Pasco, in the City of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Port Richey, Florida, this 11th day of May, 2021.
Winda L. Acevedo
May 14, 2021 21-00754P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000021TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1708483
Year of Issuance: 06/01/2018
Description of Property: 15-25-16-0760-00000-2690 REGENCY PARK UNIT 2 PB 11 PGS 78 & 79 LOT 269 OR 9443 PG 1005
Name(s) in which assessed: LAURIE MOORE KRISTEN MOORE
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00716P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000015TDAXXX
NOTICE IS HEREBY GIVEN, That SALLY BROGNA, 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 #: 1705919
Year of Issuance: 06/01/2018
Description of Property: 15-25-17-0100-17600-0150 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 15-17 INCL BLOCK 176 OR 1723 PG 1542
Name(s) in which assessed: ESTATE OF JEFFREY GILLO
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00711P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000007TDAXXX
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1700733
Year of Issuance: 06/01/2018
Description of Property: 26-24-21-0030-00400-0140 JUNALUSKA PB 3 PG 69 LOTS 14 15 & 16 BLOCK 4 OR 3853 PG 1818
Name(s) in which assessed: ESTATE OF TALMAGE W NELSON
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00706P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000026TDAXXX
NOTICE IS HEREBY GIVEN, That JORDAN SHOTI, 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 #: 1202835
Year of Issuance: 06/01/2013
Description of Property: 24-26-21-0000-00100-0000 COM NW COR OF SEC 24 TH N89DG 48'05"E ALG N BDY OF NW1/4 OF SAID SEC 885.58 FT TH S25DG26'35"E 22.11 FT TO PT ON S R/W LN TUCKER RD TH S25DG26'35"E 904.31 FT TH N64DG33'25"E 300 300 FT TH N89DG48'05"E 55.28 FT TH S25DG26'35"E 676.23 FT TH S64DG33'25"W 50 FT TH S25DG 26'35"E 170 FT TH N64DG33'25"E 40 FT TH S25DG26'35"E 60 FT TO POB POB TH CONT S25DG26'35"E 721.17 FT TO PT ON N R/W LN CH ANCEY RD TH CV R RAD 11519.16 FT CHD N77DG35'26"E 246.38 FT TH N00DG19'33"E 254.54 FT TH S77DG 42'25"W 308.79 FT TH N25 DG26'35"W 477.26 FT TH S64DG33 '25"W 50 FT TO POB AKA PCL C LESS COM NW COR SEC 24 TH N89 DG48'05"E 885.58 FT TH S25DG26 '35"E 1881.22 FT TH NELY 39.27 FT ALG ARC OF CV R RAD 25 FT CHD N19DG33'25"E 35.36 FT TH N64DG33'25"E 315 FT FOR POB TH CONT N64DG33'25"E 50 FT TH S25 DG26'35"E 280 FT TH S64DG33'25 "W 50 FT TH N25DG26'35"W 280 FT TO POB SUBJ TO DRNG ESMT PE R OR 4857/993 OR 4179 PG 1149
Name(s) in which assessed: WILLIAM E MCGAVERN
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00719P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000005TDAXXX
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1704356
Year of Issuance: 06/01/2018
Description of Property: 05-25-18-0020-00000-2160 KENT GROVES UNRECORDED PLAT LOT 216 DESC AS COM AT SE COR OF NW1/4 TH S00DG50'40" 25.36 FT TH N88DG 44'20"W 991.70 FT TH N00DG 46'50"E 325.00 FT TO POB; TH N00DG 46'50"E 150.00FT TH S88DG 44'20"E 391.00 FT TH S00DG 46'50"W 150.00 FT N88DG 44'20"W 391.00 FT TO POB; SUBJ TO ESMT FOR INGRESSO FT TH EGRESS OVER WEST 25FT OF LOT 216 & NORTH 25 FT OF LOT 220 OR 9039 PG 641
Name(s) in which assessed: OLLIE JOE WELLS
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00704P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000030TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1706901
Year of Issuance: 06/01/2018
Description of Property: 23-24-16-0300-00000-0180 SUNNYDALE UNREC RE-PLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 COM AT PT ON N LN OF LOT 8 LYING N89DEG 55'20"E 464.35 FT FROM NW COR OF SAID LOT 8 TH N89DEG 55'20"E 50 FT TH S00DEG 04'40"E 78.96 FT TH S89DEG 55'20"W 50 FT TH N00DEG 04'40"W 78.96 FT TO POB THE ELY & WLY 3 FT SUBJECT TO UTILITY AND/OR DRAINAGE EASE- MENT & SLY 15' SUBJECT TO ROAD R/W AND/OR UTILITY EASEMENT SUBJECT TO A PERPETUAL EASE- MENT FOR INGRESS & EGRESS ON SUNNYDALE DR OR 9211 PG 3956
Name(s) in which assessed: ESTATE OF JOHN BETZ
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00722P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000016TDAXXX
NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1704613
Year of Issuance: 06/01/2018
Description of Property: 13-26-18-0000-01400-0060 BEG AT PT 7.62 FT S & 652.25 FT WEST OF SE COR OF NE1/4 OF NE1/4 TH S89DEG34'00"W 135.00 FT FOR POB TH CONT S89DEG34' 00"W 90.00 FT ALG N R/W LN OF HALE RD TH 18DEG50'08"W 171.90 FT (CALC N19DG 11' 45"W 172.24 FT) TO SLY R/W LN OF PINEY WOOD ROAD TH N58DEG12' 00"E (CALC N58DEG13'27"E) 171.55 FT TH S13DEG39'58"E 156.26 FT TH S89DEG34'00"W 35.00 FT (CALC N89DEG31'27"W) TH S00DEG26'00"W 100.00 FT (CALC S00DEG39'24"W) TO POB OR 3073 PG 1172 OR 3073 PG 1175 OR 3073 PG 1178 OR 3073 PG 1169
Name(s) in which assessed: LLOYD JORGENSON
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 June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00712P

FIRST INSERTION
Notice of Application for Tax Deed 2021XX000008TDAXXX
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1710225
Year of Issuance: 06/01/2018
Description of Property: 08-26-16-0240-00300-0010 C E CRAFTS SUB NO 3 PB 2 PG 41 LOTS 1 2 & 3 BLK 3 & FOLL DESC POR OF LOT 4 BLK 3 COM NW COR OF LOT 4 FOR POB TH ALG BDY BTWN LOTS 3 & 4 EAST (ASSUMED) 157.70 FT TO WLY R/W LN GEORGE ST TH ALG SAID WLY R/W LN S00DEG13' 48"E 26 FT TH N89DEG52' 48"W 104 FT TH N64DG 23' 43"W 59.66 FT TO POB OR 8915 PG 2670 OR 9445 PG 2920
Name(s) in which assessed: PASCO GRAND CORP
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 17, 2021 at 10:00 am.
April 28, 2021
Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
By: Denisse Diaz Deputy Clerk
May 14, 21, 28; June 4, 2021
21-00707P

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

OFFICIAL COURT HOUSE 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

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-745-WS Division I IN RE: ESTATE OF HARRIET LOUISE PRAGER 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 Harriet Louise Prager, 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 March 30, 2021; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Renee Popkey
11233 Tee Time Circle
New Port Richey, FL 34654
Sharon Mullen
16010 Huebner Crest
San Antonio, TX 78248
Diane Cocos
N4355 South Schopen Road
Jefferson, WI 53549

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 May 14, 2021.

Persons Giving Notice:
Renee Popkey
11233 Tee Time Circle
New Port Richey, Florida 34654
Attorney for Persons Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
May 14, 21, 2021 21-00729P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP000595CPAXES Division X IN RE: ESTATE OF CLIFTON L. POWERS Deceased.

The administration of the estate of CLIFTON L. POWERS, deceased, whose date of death was February 4, 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 May 14, 2021.

Personal Representative:
Lisa M. Cassel
3231 Egret Landing
Zephyrhills, Florida 33541
Attorney for Personal Representative:
Denise A. Welter, Esquire
Attorney for Personal Representative
Florida Bar Number: 585769
2521 Windguard Circle
Wesley Chapel, FL 33544
Telephone: (813) 929-7300
E-Mail: daw@jowanna.com
Secondary E-Mail:
service@jowanna.com
May 14, 21, 2021 21-00735P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-182-WS Division J IN RE: ESTATE OF HAROLD WILLIAM ENGLAND, JR. 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 Harold William England, Jr., 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 October 4, 2020; that the total value of the estate is \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Connie M. Johnson as Successor TTEE "Harold W. England and Joan M. England Revocable Trust Agreement" dated 9/4/13
403 After Glow Summit
Canton, GA 30114

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 May 14, 2021.

Persons Giving Notice:
Connie M. Johnson
403 After Glow Summit
Canton, GA 30114
Attorney for Persons Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
May 14, 21, 2021 21-00730P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021CP609WS IN RE: ESTATE OF ALAN ROY HARDING/ aka ALAN R. HARDING Deceased.

The administration of the estate of ALAN ROY HARDING, also known as ALAN R. HARDING, deceased, whose date of death was March 18, 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: May 14, 2021.

Signed on this 13th day of April, 2021.
GLORIA S. HARDING
Personal Representative
10310 Kim Lane
Hudson, FL 34667
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
May 14, 21, 2021 21-00736P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000027TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1511012
Year of Issuance: 06/01/2016
Description of Property:
19-26-16-0040-00000-0540
BEACON SQUARE UNIT 1 PB 8
PG 37 LOT 54 OR 6338 PG 639

Name(s) in which assessed:
BRIAN R GAGNON
WENDELL T BRINSON SR
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00720P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000032TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706904
Year of Issuance: 06/01/2018

Description of Property:
23-24-16-0300-00000-0230
SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 COM AT A PT ON SOUTH LINE OF LOT 8 LYING N89DG 55' 20"E 771.59 FT FROM PLATTED SW COR OF SAID LOT 8 FOR POB TH N89DG 55' 20"E 50 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50 FT TH S00DG 04' 40"E 78.96 FT TO POB AKA LOT 23; NLY 10 FT THEREOF RESERVED AS RD R/W &/OR UTILITY EASEMENT; TOGETHER WITH EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DRIVE OR 4378 PG 955

Name(s) in which assessed:
JOHN BETZ
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00724P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021-CP-0758-WS Division I IN RE: ESTATE OF MARY LATSHAW a/k/a MARY ELLEN LATSHAW a/k/a MARY E. LATSHAW 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 MARY LATSHAW a/k/a MARY ELLEN LATSHAW a/k/a MARY E. LATSHAW, deceased, File Number 51-2021-CP-0758-WS/I, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654; that the decedent's date of death was February 24, 2021; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
SANDRA LEE STARKEY
DEBRA ANN DUNFORD
37 Stallion Dr.
Newark, DE 19713
161 Edge Ave.
New Castle, DE 19720
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000011TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1706877
Year of Issuance: 06/01/2018
Description of Property:
23-24-16-0090-00000-0250
SEA PINES SUB PB 8 PG 149
LOT 25 OR 1087 PG 883

Name(s) in which assessed:
ELPIDIA BAEZ
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00710P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000029TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706902
Year of Issuance: 06/01/2018

Description of Property:
23-24-16-0300-00000-0190
SUNNYDALE UNREC REPLAT OF LOT 8 BLK 7 GULF COAST ACS UNIT 2 PB 5 PG 85 LOT 19 DESC AS BEG AT A PT ON S LN LOT 8 LYING N89DG 55' 20"E 671.59 FT FROM PLATTED SW COR OF LOT 8 TH N89DG 55' 20"E 50.00 FT TH N00DG 04' 40"W 78.96 FT TH S89DG 55' 20"W 50.00 FT TH S00DG 04' 40"E 78.96 FT TO POB NLY 10.00 FT RESERVED FOR RD R/W/UTILITY EASEMENT & ELY WLY & SLY 3.00 FT RESERVED FOR UTILITY AND DRAINAGE EASEMENT & PERPETUAL EASEMENT FOR INGRESS & EGRESS ON SUNNYDALE DR OR 3848 PG 779

Name(s) in which assessed:
JOHN BETZ
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00721P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000003TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1710553
Year of Issuance: 06/01/2018
Description of Property:
16-26-16-052B-00000-1520
TANGLEWOOD TERRACE
UNIT 4 PB 15 PG 145 LOT 152 OR
8529 PG 953

Name(s) in which assessed:
RICHARD KELLY
KAREN KELLY
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00702P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000031TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706952
Year of Issuance: 06/01/2018

Description of Property:
24-24-16-0050-00C00-0090
GULF COAST ACRES ADDITION PB 5 PG 145 N 350 FT OF LOT 9 BLOCK C SUBJECT TO A PERPETUAL EASEMENT DESC AS BEG AT NE COR TRACT 9 TH SOGD 06' 40"W ALG WEST RIGHT-OF-WAY LINE OF HICKS ROAD (AS PLATTED) 350.00 FT TH S89DG 56'07"W 22.50 FT TH NODG 06' 40"E 340.00 FT TH S89DG 56'07"W 299.115 FT NODG 07' 46"W 10.00 FT N89DG 56' 07"E 321.615 FT TO POB AS PER OR 3895 PG 790 OR 3902 PG 969

Name(s) in which assessed:
J & E CUSTOM CABINETS 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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00723P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000010TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1710009
Year of Issuance: 06/01/2018

Description of Property:
06-26-16-002A-00000-0590
GREEN KEY ESTATES REPLAT PB 6 PG 122 LOT 59 OR 8360 PG 961

Name(s) in which assessed:
DANIEL M HULBERT
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00709P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000024TDAXXX NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1711867
Year of Issuance: 06/01/2018
Description of Property:
32-26-16-062D-00001-2300
FOREST HILLS UNIT 26 PB 11
PG 92 LOT 1230 OR 9654 PG 1029

Name(s) in which assessed:
GREGORY B DEMONFORT
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00717P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000009TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-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 #: 1703479
Year of Issuance: 06/01/2018

Description of Property:
05-26-19-0000-00700-0020
COM SE COR SEC 6 TH N01DG 05' 56"E ALG EAST SEC BDY 63.49 FT TH N40DG 17' 04"W 568.77 FT TH N49DG 42' 56"E 100.00 FT TH S40DG 17' 04"E 400.00 FT TH N59DG 27' 41"E 354.69 FT TH N30DG 32' 19"W 460.00 FT TH N43DG 51' 41"W 11.41 FT TO POB TH CONT ALG SAME BRG N43DG 51' 41"W 116.02 FT TH N59DG 27' 41"E 399.14 FT TH S30DG 32' 19"E 112.90 FT TH S59DG 27' 41"W 372.41 FT TO POB AKA PCL 3; SUBJECT TO 60 FT WIDE EASEMENT FOR INGRESS & EGRESS OR 4329 PG 583

Name(s) in which assessed:
BRIAN O'GRADY
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 June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00708P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000019TDAXXX NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II 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 #: 1706531
Year of Issuance: 06/01/2018

Description of Property:
19-26-17-0010-00000-0230
SIENNA WOODS PB 25 PG 85-87
LOT 23 OR 9696 PG 2748

Name(s) in which assessed:
BRUNO BASIN TRUST
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 17, 2021 at 10:00 am.

April 28, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 14, 21, 28; June 4, 2021 21-00714P

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

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail **legal@businessobserverfl.com**
Business Observer

FIRST INSERTION

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

CASE NO.: 20CA002346-ES
NEW RIVER HOMEOWNERS'
ASSOCIATION, INC., a Florida
non-profit corporation

PLAINTIFF, V.
STACIE TRAINHAM,
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant
to Plaintiff's Summary Final Judgment
dated the 31st day of March, 2021, and
entered in Case No.: 20CA002346-ES
of the Circuit Court of the Sixth Judicial
Circuit Court of Pasco County, Florida
in which the Clerk of this Court will sell
to the highest and best bidder for cash,
on-line at www.pasco.realforeclose.com
at 11:00 A.M., on the 1st day of June,
2021, the following described property
as set forth in the Final Judgment, to wit:

Lot 3, Block 8, New River Lakes,
Phases "A", "B", "C" and "D", ac-
cording to the plat thereof as
recorded in Plat Book 38, Page
103, Public Records of Pasco
County, Florida.

Property Address: 5426 New Sa-
vannah Cir, Wesley Chapel, FL,
33545 - 1615

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

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

Dated this 26th April, 2021.

/s/ Frank A. Ruggieri
FRANK A. RUGGIERI, ESQ.
Florida Bar No.: 0064520

THE RUGGIERI LAW FIRM, P.A.
111 N. Orange Avenue, Ste. 725
Orlando, Florida 328017

Phone: (407) 395-4766
pleadings@ruggierilawfirm.com

Attorneys for Plaintiff
May 14, 21, 2021 21-00727P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP000627-WS
IN RE: ESTATE OF
JOSEPH STEPHEN KOSAR
Deceased.

The administration of the estate of JO-
SEPH STEPHEN KOSAR, deceased,
whose date of death was March 16,
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 oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this
notice is May 14, 2021.

Personal Representative:
KELLY LYNN HELDRETH

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.com

Secondary E-Mail:
jamie@wollinka.com

May 14, 21, 2021 21-00755P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021 CP 293
Probate Division
IN RE: ESTATE OF
JUDITH MARGARET CZARNECKI
a/k/a JUDITH M. CZARNECKI,
Deceased.

The administration of the estate of Ju-
dith Margaret Czarniecki a/k/a Judith
M. Czarniecki, deceased, whose date of
death was January 8, 2021, is pending
in the Circuit Court for Pasco County,
Florida, Probate Division, the address
of which is 38053 Live Oak Avenue,
Dade City, FL 33523. The names and
addresses of the Personal Representa-
tive and the Personal Representative's
attorney are set forth below.

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

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

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

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

The date of first publication of this
notice is May 14, 2021.

Personal Representative:
Theresa Irwin

443 Pinellas Bayway S., #114

St. Petersburg, FL 33715

Attorney for Personal Representative:
RADSON DEMPSEY, P.A.

Attorneys for Personal Representative

501 East Fifth Avenue

Mount Dora, Florida 32757

E-mail: jason@radsondempsey.com

Telephone No. (352) 383-6001

Facsimile (844) RDPAFAX

JASON M. RADSON

Florida Bar No. 0095273

May 14, 21, 2021 21-00738P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-CP-654-WS
IN RE: ESTATE OF
GREGORY MESSER,
aka HAROLD GREGORY MESSER
Deceased.

The administration of the estate of
GREGORY MESSER, also known as
HAROLD GREGORY MESSER, de-
ceased, whose date of death was July
20, 2020, is pending in the Circuit
Court for Pasco County, Florida, Pro-
bate Division, the address of which
is PO 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 oth-
er persons having claims or demands
against decedent's estate, on whom
a copy of this notice is required to be
served, must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME
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: May 14, 2021.

SANDRA S. MESSER
Personal Representative

9138 Jacento Street

New Port Richey, FL 34655

Robert D. Hines, Esq

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B.

Tampa, FL 33612

Telephone: (813)265-0100

Email: rhines@hnh-law.com

Secondary Email:
ntservice@hnh-law.com

May 14, 21, 2021 21-00732P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-752-WS
Division A
IN RE: ESTATE OF
VIRGINIA LEA CECIL
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 Virginia Lea
Cecil, deceased, by the Circuit Court
for Pasco County, Florida, Probate Div-
ision, the address of which is 7530 Little
Road, New Port Richey, Florida 34654;
that the decedent's date of death was
January 21, 2021; that the total value of
the estate is \$191.80 and that the names
and addresses of those to whom it has
been assigned by such order are:

NAME ADDRESS

Anita J. Taylor

9027 Irondale Lane

Hudson, FL 34667

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

The date of first publication of this
Notice is May 14, 2021.

Persons Giving Notice:
Anita J. Taylor

9027 Irondale Lane

Hudson, Florida 34667

Attorney for Persons Giving Notice:

David A. Hook, Esq.

E-mail Addresses:

courtserve@elderlawcenter.com,

samantha@elderlawcenter.com

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

May 14, 21, 2021 21-00731P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 21-CP-237 ES
IN RE: ESTATE OF
LIZETTE BARBARA WEST,
Deceased.

The administration of the estate of LI-
ZETTE BARBARA WEST, deceased,
whose date of death was June 26, 2020,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 38053 Live Oak
Ave, Dade City, FL 33523-3894. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME
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: May 14, 2021.

DEANDRE WEST
Personal Representative

6848 Gideon Circle

Zephyrhills, FL 33541

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email: jrvera@hnh-law.com

May 14, 21, 2021 21-00733P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-000097
Division PROBATE
IN RE: ESTATE OF
ROBERT SKRAPKA
Deceased.

The administration of the estate of
ROBERT SKRAPKA, deceased, whose
date of death was October 7, 2019, is
pending in the Circuit Court for PAS-
CO County, Florida, Probate Division,
the address of which is 38053 Live
Oak Avenue Dade City, FL 33523-
3894

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

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

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

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

NOTWITHSTANDING THE TIME
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 May 14, 2021.

Personal Representative:
Wiley Edward Davis II

Attorney for Personal Representative:

/s/ Mariel Lanza

Mariel Lanza, Esquire

Florida Bar Number: 97992

9312 Lake Chase Island Way

Tampa, FL 33626

Telephone: (813) 808-7180

E-Mail: mxlanza4046@yahoo.com

May 14, 21, 2021 21-00752P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 21-CP-455 ES
IN RE: ESTATE OF
LAURELLE ANNE TEED,
Deceased.

The administration of the estate of
LAURELLE ANNE TEED, deceased,
whose date of death was October 6,
2020, is pending in the Circuit Court
for Pasco County, Florida, Probate Div-
ision, the address of which is 38053 Live
Oak Ave, Dade City, FL 33523-3894.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

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

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

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

NOTWITHSTANDING THE TIME
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: May 14, 2021.

JACKIE LEROY TEED, II
Personal Representative

7827 Outerbridge Street

Wesley Chapel, FL 33545

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: (813)265-0100

Email: rhines@hnh-law.com

Secondary Email:
ntservice@hnh-law.com

May 14, 21, 2021 21-00734P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP731W3
IN RE: ESTATE OF
SHERRY J. ALMGREEN/
aka SHERRY JEAN ALMGREEN
Deceased.

The administration of the estate of
SHERRY J. ALMGREEN, also known as
SHERRY JEAN ALMGREEN, de-
ceased, whose date of death was No-
vember 24, 2020, is pending in the
Circuit Court for Pasco County, Florida,
Probate Division, the address of which
is P.O. Drawer 338, New Port Richey,
FL 34656-0338. The names and ad-
resses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME
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: May 14, 2021.

Signed on this 30th day of April,
2021.

ROBERT J. ALMGREEN
Personal Representative

7034 Flaggler Drive

Port Richey, FL 34668

Wayne R. Coulter

FIRST INSERTION

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

CASE NO.: 2020-CA-002107 - ES/B NEW RIVER HOMEOWNERS' ASSOCIATION, INC., a Florida non-profit corporation, PLAINTIFF, V. ZAAAN GAST, ET AL, DEFENDANT(S).
NOTICE IS HEREBY GIVEN pursuant to Plaintiff's Summary Final Judgment dated the 28th day of April, and entered in Case No.: 2020-CA-002107-ES/B of the Circuit Court of the Sixth Judicial Circuit Court of Pasco County, Florida in which the Clerk of this Court will sell to the highest and best bidder for cash, on-line at www.pasco.realforeclose.com at 11:00 A.M., on the 3rd day of June, 2021, the following described property as set forth in the Final Judgment, to wit:

Lot 6, Block 7, NEW RIVER LAKES PHASE 81 B, according to the plat thereof, recorded in Plat Book 40, Page 66 through 68, of the Public Records of Pasco County, Florida
Property Address: 4924 Hidden

Hills Lane, Wesley Chapel, FL, 33545

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

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

Dated this May 10, 2021.
/S/ Frank A. Ruggieri
FRANK A. RUGGIERI, ESQ.
Florida Bar No.: 0064520
THE RUGGIERI LAW FIRM, P.A.
111 N. Orange Avenue, Ste. 725
Orlando, Florida 328017
Phone: (407) 395-4766
pleadings@ruggierilawfirm.com
Attorneys for Plaintiff
May 14, 21, 2021 21-00750P

FIRST INSERTION

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

CASE NO. 512018CA002308CAAXES U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. MARY CHHAB A/K/A MARY CH-HAB A/K/A MARY A. CHHAB; AHMED CHHAB A/K/A AHMED CH-HAB A/K/A AHMED C. CHHAB; WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC.; L.W.T., INC.; 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 13, 2021, and entered in Case No. 512018CA002308CAAXES of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and MARY CHHAB A/K/A MARY CH-HAB A/K/A MARY A. CHHAB; AHMED CHHAB A/K/A AHMED CH-HAB A/K/A AHMED C. CHHAB; WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC.; L.W.T., INC.; 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 June 1, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 7, BLOCK B, WILDERNESS LAKE PRESERVE PHASE II AS RECORDED IN PLAT BOOK 49 PAGES 63 THROUGH 89 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 Court-house. 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 May 6, 2021.
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
By: Fazia S. Corsbie
Florida Bar No.: 978728
Roy Diaz, Attorney of Record
Florida Bar No. 767700
1460-164268 / VMR
May 14, 21, 2021 21-00726P

FIRST INSERTION

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

CASE NO. 2020-CA-001953-CA-AXWS FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE Plaintiff vs. ANDRES CINTRON SANTIAGO A/K/A ANDRES SANTIAGO 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 ANDRES CINTRON SANTIAGO A/K/A ANDRES SANTIAGO; ERASMO CINTRON; UNKNOWN SPOUSE OF ERASMO CINTRON; TENANT I/UNKNOWN TENANT;

TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco County, Florida described as:

LOT 1007, EMBASSY HILLS, UNIT SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 145 THROUGH 147, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, the Clerk shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on June 3, 2021 at 11 :00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

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

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. 2019CA003677CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVL LCF MORTGAGE LOAN TRUST I, Plaintiff, vs. LISA J. HERRON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 21, 2021, and entered in 2019CA003677CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVL LCF MORTGAGE LOAN TRUST I is the Plaintiff and LISA J. HERRON 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, at 11:00 AM, on May 27, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 2212, BEACON SQUARE UNIT 18-C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 3922 GRAYTON DRIVE, NEW PORT RICHEY, FL 34652

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

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. 2018CA004074CAAXES U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. CAROL B. LEWIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2020, and entered in 2018CA004074CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and CAROL B. LEWIS; CAROL B. LEWIS, TRUSTEE OF THE CAROL B. LEWIS TRUST DATED 10/07/2004, FOR THE BENEFIT OF CAROL B. LEWIS; and DUPREE LAKES HOMEOWNERS ASSOCIATION, INC.; are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 7, 2021, the following described property as set forth in said Final Judgment, to wit:
LOT 38, BLOCK 3, DUPREE LAKES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 62 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 6226 DESERT PEACE AVE, LAND O LAKES, FL 34639

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

dance 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 10 day of May, 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
20-060890 - MiM
May 14, 21, 2021 21-00749P

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 10 day of May, 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
18-229850 - NaC
May 14, 21, 2021 21-00748P

FIRST 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-1803-WSPONDEROSA PARK CIVIC ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF EDWARD FINNEGAN, ANY AND ALL UNKNOWN HEIRS, PASCO COUNTY, FLORIDA 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 46, of the unrecorded plat of PONDEROSA PARK, UNIT ONE, being a portion of the East ½ of the West ½ of Section 3, Township 25 South, Range 16 East, of the Public Records of Pasco County, Florida, being further described as follows: Commence at the Southeast corner of the Southwest ¼ of Section 3, thence run North 1°30'52" East, a distance of 50 feet to the North Right-of-Way line of State Road No. 52 as it is now constructed; thence run along said Right-of-Way line North 89°26'15" West, a distance of 451.82 feet; thence North 1°31'18" East a distance of 666 feet for a Point of Beginning; thence North 89°26'15" West a distance of 108 feet; thence North 1°31'18" East, a distance of 40 feet; thence South 89°26'15" East, a distance of 108 feet; thence South 1°31'18" West, a distance of 40 feet to the Point of Beginning; the East 6 feet and the North 3 feet thereof being subject to an easement for utilities; also the West 25 feet thereof being subject to an easement

ment for public road right-of-way and/or utilities.

Together with 1970 MERC motile home ID #MF2361D.
With the following street address: 12106 Cactus Drive, Hudson, Florida, 34667.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on June 11, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 29th day of October, 2018.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg
(collections@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff Ponderosa Park Civic Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
May 14, 21, 2021 21-00746P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO: 2020CC001648 ROSEWOOD AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. DAVID J. GORALL; UNKNOWN SPOUSE OF DAYD J. GORALL; AND UNKNOWN TENANT(S), Defendants.

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

Lot 153, ROSEWOOD AT RIVER RIDGE, PHASE I, according to the Plat thereof as recorded in Plat Book 29, Page 22, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 7836 Bengal Lane, 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 June 8 2021

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

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

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

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
May 14, 21, 2021 21-00728P

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. 2019CA004044CAAXWS U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2007-2, TBW Mortgage Pass-Through Certificates, Series 2007-2 Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dennis Surette a/k/a Dennis James Surette a/k/a Dennis Surette et al Defendants.

TO: Kendal James Surette a/k/a Kendal J. Surette a/k/a Kendal Surette
Last Known Address: 10514 Calico Loop Port Richey, FL 34668
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,

Florida:
LOT 126, SAN CLEMENTE VILLAGE UNIT SIX, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 38 THROUGH 40, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to me on Julie Anthonis, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before June 15, 2021, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED 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 May 11, 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 # 19-F01227
May 14, 21, 2021 21-00745P

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

United Pasco Self Storage, U-Stor Ridge, and Zephyrhills Will be held on May 26th, 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

B73 Rodger Harris
B223 Jesse W. Arthur
B296 James Wolfe
B335 Rodger Harris
B381 Timothy Bosser
B497 Damaris Mercado
B22-23 Rodger Harris
B54-55 Rodger Harris

Immediately Following at
U-Stor (Ridge) 7215 Ridge Rd.
Port Richey, FL 34668

C29 Amy Sutton McCampbell
C164 Leslie Corsini

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

A31 Celeste Gordon
B5 Carie Whisnant

May 7, 14, 2021 21-00690P

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on May 25, 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.storage-treasures.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.storage-treasures.com.

0A198 - Raynor, Crystal; 0C133 - Barry, Pj; 0D040 - King, Steven; 0D046 - Burns, Melissa; 0E141 - Bauman, Michelle; 0E163 - Marcou, Tom

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

1090 - Southard, Lauren; 1139 - bamberger, jamie; 2014 - Williams, Christopher; 2070 - Roeshink, Marlainna; 3025 - Buie, Willie; 3032 - Childs, Louise; 3060 - McDonald, Amy; 3076 - Combs, Donna

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 10:30 AM

Sale to be held at www.storage-treasures.com.

A0025 - Mooney, Timothy; A0041 - Maniche, Rui; A0045 - Smith, Lisa; A0053 - Mann, Theresa; B0015 - Hackworth, David; E1114 - Dave, Rena; E1136 - Class A Electric LLC Lembo, Mario; E1232 - osorno, Jonathan; E2235 - Johnson, Larnell

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.storage-treasures.com.

2029 - Martinez, Melvin; 2517 - Gonzalez, Crystal; 3026 - Harrigan, Dino; 3072 - Matthewson, Debra; 3091 - Butler, Maurice; 3269 - Osborne, Anthony; 3307 - Kernodle, Ashley; 3471 - Wright, Tyeisha; 4347 - Cruz, Jose; 4632 - Lesch, Brittney L

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

004 - wolfe, Desiree; 013 - Penman, Barbara; 015 - Harper, Joseph; 019 - Kincaide, Terence; 071 - Bomhardt, Anne; 100 - Jackson, Jason; 122 - Brazil, Patrick; 162 - Vance, Sara; 176 - Small, Britney; 208 - Farley, Sheila; 210 - Rager, karen; 240 - damlaxhi, Jasmine; 452 - Moorehead, Susan; 536 - Sager III, John; 556 - Hoberman, Gregory; 557 - Santos, Manuel

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.

May 7, 14, 2021

21-00673P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.: 2021-CA-000384 (ES)
COMMUNITY LOAN SERVICING,
LLC FKA BAYVIEW LOAN
SERVICING, LLC.
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
INTEREST IN THE ESTATE OF
JOHN D. FLYNN A/K/A JOHN
DELBERT FLYNN SR et al.,
Defendants.

To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN D. FLYNN A/K/A JOHN DELBERT FLYNN SR.
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

A TRACT OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF STATED SECTION 24; THENCE N. 89° 56' 47" EAST (ASSUMED BEARING) ALONG THE NORTH BOUNDARY OF STATED SECTION 24 A DISTANCE OF 3320.33 FEET, FOR A POINT OF BEGINNING. THENCE CONTINUE N.89° 56' 47" E A

DISTANCE OF

158.00 FEET; THENCE S.00° 06' 25" W A DISTANCE OF 291.0 FEET TO THE POINT OF BEGINNING

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before June 7, 2021, days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 said Court on the 3rd day of May, 2021.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT

As Clerk of the Court
BY: Kelly Jeanne Symons
Deputy Clerk

DELUCA LAW GROUP PLLC

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

21-04773-F

May 7, 14, 2021

21-00657P

NOTICE OF PUBLIC SALE:

The following personal property of George Sentementes and Joseph L. Draiss will on the 24th day of May 2021, at 10:00 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

May 7, 14, 2021

21-00699P



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 17th day of November, 2020, in the cause wherein PMI Mortgage Insurance Company, was Plaintiff, and Sharon Gargaliatsis and Panagiotis Gargaliatsis, was Defendant, being case number 2007CA006766 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Sharon Gargaliatsis and Panagiotis Gargaliatsis, in and to the following described property, to-wit:

Lot 675, Embassy Hills Unit Three, according to Map or Plat thereof as Recorded in Plat Book 11, Pages 119 and 120, Public Records of Pasco County, Florida Or

7224 Ivanhoe Drive

Port Richey, FL 34668

I shall offer this property for sale "AS IS" on June 2, 2021, at 10:00 a.m. or as soon thereafter as possible, at PSO West Operations (parking lot)-7432 Little Rd., New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Walter L. Sanders PA

3449 Technology Drive

Suite 109

North Venice, FL 34275

CHRIS NOCCO, as Sheriff

Pasco County, Florida

By: Sarg John Dill Deputy Sheriff

May 7, 14, 21, 28, 2021

21-00701P

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.:

2018CA001479CAAXES

WELLS FARGO BANK, N.A.,

Plaintiff, vs.

JILL HAASE A/K/A JIL E. HAASE,

et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2018CA001479CAAXES

of the Circuit Court of the SIXTH

Judicial Circuit, in and for Pasco

County, Florida, wherein Wells Fargo

Bank, N.A. is the Plaintiff and Jill

Haase a/k/a Jil E. Haase; Dirk Haase

a/k/a D. Haase a/k/a Dirk F.M. Haase;

United States of America; Paula Dingus

Paxton f/k/a Paula Dingus; THOMAS

E. CARTER Jr; ALLISON R. CARTER;

The Unknown Spouse of Dirk Haase

a/k/a D. Haase a/k/a Dirk F.M. Haase;

The Unknown Spouse of Paula

Dingus Paxton; Any and all unknown

parties claiming by, through, under,

or against the herein named Individual

Defendant(s) who are not known to be

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 disabled transportation

services.

Dated this 5th day of May, 2021.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4769

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By /s/ Julie Anthonius

Julie Anthonius, Esq.

Florida Bar No. 55337

File No. 16-F06711

May 7, 14, 2021

21-00697P

NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION
4, TOWNSHIP 24
SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA.
LESS THE SOUTH 25 FEET
THEREOF FOR ROAD RIGHT
OF WAY.

TOGETHER WITH A CERTAIN 1996 REGENCY MOBILE HOME LOCATED THEREON AS A FIXTURE AND APPURTENANCE THERETO: VIN#S N16226A AND N16226B.

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

Dated this 5th day of May, 2021.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4769

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By /s/ Julie Anthonius

Julie Anthonius, Esq.

Florida Bar No. 55337

File No. 16-F06711

May 7, 14, 2021

SECOND 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 May 25, 2021, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line May 14, 2021, at 6:00am and ending May 25, 2021, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Kalliopi Lempidakis	193
Tammy Overmyer	265

May 7, 14, 2021 21-00692P

SECOND 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 May 25, 2021, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line May 14, 2021, at 6:00am and ending May 25, 2021 at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
David Caselli	G018
Angelica Flores	C039
Brandon Lybrand	G046
Alice E White	H029

May 7, 14, 2021 21-00691P

SECOND INSERTION

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

CASE NO. 51-2020-CA-000833 ES

CARRINGTON MORTGAGE

SERVICES, LLC,

Plaintiff, vs.

MARLENE BAEZ, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 31, 2021 in Civil Case No. 51-2020-CA-000833 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and MARLENE BAEZ, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of June 2021 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Parcel 282, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE III, and the undivided percentage of interest or share in the common elements appurtenant 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 III, as recorded in Official Record Book 1369, pages 484 through 537 and amended in Official Record Book 1372, Pages 598 to 602 and thereby

supplemented by Official Record Book 1468, Page 133 and thereby supplemented by Official Record Book 1468, Page 141 and Official Record 1528 and 481 and the plat thereof recorded in Condominium Plat Book 4, Pages 99 through 101, Public Records of Pasco County, Florida; and all future amendments and/or supplements thereto.

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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLC

Attorney for Plaintiff

110 SE 6th Street, Suite 2400

Fort Lauderdale, FL 33301

SECOND INSERTION

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

CASE NO. 2020CA000554CAAXES SELECT PORTFOLIO SERVICING, INC, Plaintiff, vs. DIEGO G. LOPEZ-MENDEZ A/K/A DIEGO G. LOPEZ; VANESSA M. HARRIES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 21, 2021 and entered in Case No. 2020CA000554CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein SELECT PORTFOLIO SERVICING, INC is Plaintiff and DIEGO G. LOPEZ-MENDEZ A/K/A DIEGO G. LOPEZ; VANESSA M. HARRIES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 8, 2021, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 290.11 FEET OF THE EAST 388.50 FEET OF TRACT 90, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 21 EAST AS RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RE-

CORDS OF PASCO COUNTY, FLORIDA, LESS THE SOUTH 250.00 FEET OF THE EAST 348.48 FEET THEREOF; AND THE SOUTH 150.00 FEET OF SAID TRACT 90, LESS THE EAST 388.50 FEET THEREOF.

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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711."

Dated this 4th day of May, 2021.

Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 19-01689 SPS
May 7, 14, 2021 21-00694P

SECOND INSERTION

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

CASE NO.: 2021 CA 000290 TOWD POINT MORTGAGE TRUST 2017-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF RONALD HENNING, DECEASED; et al., Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Ronald Henning, Deceased

Last Known Residence: Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 12, SPRING LAKE ESTATE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 40, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE I

PIITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before June 7, 2021, and file the original with the clerk of this court either before service on iff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on May 3, 2021.

Nikki Alvarez-Sowles, Esq.
As Clerk of the Court
By: C/s/ Kelly Symons
As Deputy Clerk

ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
1012-3500B
May 7, 14, 2021 21-00655P

SECOND INSERTION

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

CASE NO. 2020CA002511CAAXES HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1, Plaintiff, vs. UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A JUDY MARLOW, ET AL. Defendant

To the following Defendant(s): UNKNOWN HEIRS OF JUDY A. MARLOW A/K/A JUDY MARLOW (CURRENT RESIDENCE UNKNOWN)

Last Known Address: 18316 OXENHAM AVENUE, SPRING HILL, FL 34610

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

TRACT 590 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS THE NORTH 25 FEET THEREOF FOR ROADWAY PURPOSES.

A/K/A 18316 OXENHAM AVENUE, SPRING HILL FL 34610 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van

Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 6-7-2021, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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.

WITNESS my hand and the seal of this Court this 4 day of May, 2021.

Nikki Alvarez-Sowles, Esq.
PASCO COUNTY CLERK OF COURT
By /s/ Cynthia Ferdon-Gaede
As Deputy Clerk

PHH16459-20/ng
May 7, 14, 2021 21-00696P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 21-CP-0329 IN RE: ESTATE OF VITO MANGIALARDI, Deceased.

The administration of the estate of VITO MANGIALARDI, deceased, whose date of death was December 28, 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, FL 34654. The names and addresses of the personal representative and personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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 May 7, 2021.

MICHAEL MANGIALARDI, Petitioner
15639 South 5th Street
Phoenix, AZ 85048
Harry P. Teichman, Esq. (FBN 157211)
Older, Lundy, Alvarez & Koch
1000 W. Cass St. Tampa, FL 33606
Ph.: 813-254-8998
Fax: 813-839-4411
HTeichman@OLAJaw.com
Attorney for Petitioner
May 7, 14, 2021 21-00667P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2021-CP-000513-CPAXES IN RE: ESTATE OF CULLEN E. SMITH, JR., A/K/A CULLEN EUGENE SMITH, JR., Deceased.

The administration of the estate of Cullen E. Smith, Jr, deceased, whose date of death was December 9, 2019, 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 Co-Personal Representatives and the Co-Personal Representatives' attorneys 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 May 7, 2021.

Co-Personal Representatives:
/s/ Lance A. Smith
LANCE A. SMITH
6426 Huntington Drive
Zephyrhills, Florida 33542
/s/ Roy Amler
ROY AMLER
1809 Carmel Road
Charlotte, North Carolina 28226
Attorney for Personal Representatives:
/s/ Jennifer L. Griffin
JENNIFER L. GRIFFIN
Florida Bar Number: 483265
Primary e-mail: jgriffin@trenam.com
Secondary e-mail:
ewalter@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474
Fax: (813) 229-6553
May 7, 14, 2021 21-00671P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-21-CP-541-WS Division I IN RE: ESTATE OF THOMAS A. DUFFY Deceased.

The administration of the estate of Thomas A. Duffy, deceased, whose date of death was February 3, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 7, 2021.

Personal Representative:
Cornelia H. Duffy
3337 Lori Lane
New Port Richey, Florida 34655
Attorney for
Personal Representative:
David A. Hook, Esq.
Email Address:
courtservice@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
May 7, 14, 2021 21-00666P

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2021-CP-0620-WS Division J IN RE: ESTATE OF PATRICIA J. SCHWARZ a/k/a PATRICIA JEAN SCHWARZ Deceased.

TO ALL PERSONS HAYING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of PATRICIA J. SCHWARZ a/k/a PATRICIA JEAN SCHWARZ, deceased, File Number 51-2021-CP-0620-WS/J by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654; that the decedent's date of death was March 16, 2021; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
THOMAS J. SCHWARZ, JR
7235 Nova Scotia Dr.
Port Richey, FL 34668

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 May 7, 2021.

Person Giving Notice:
THOMAS J. SCHWARZ, JR.
7235 Nova Scotia Dr.
Port Richey, Florida 34668
Attorney for
Person Giving Notice
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619;
SPN #63606
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
May 7, 14, 2021 21-00669P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
REF: 2021CP000478CPAXWS IN RE: ESTATE OF MARIE E. CLEMENTSON Deceased.

The administration of the estate of MARIE E. CLEMENTSON, deceased, whose date of death was January 26, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO 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 May 7, 2021.

Personal Representative:
Margaret E. Clementson c/o: Jennifer L. Terrana
1262 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33705
Attorney for
Personal Representative:
Jennifer L. Terrana, Esq.
Attorney for Margaret E. Clementson
Florida Bar Number: 776448
1262 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33705
Telephone: (727) 485-8769
E-Mail: terranalaw@gmail.com
May 7, 14, 2021 21-00670P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000597 CPAXWS IN RE: ESTATE OF MICHAEL P. GERAGHTY Deceased.

The administration of the estate of MICHAEL P. GERAGHTY, deceased, whose date of death was March 28, 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 May 7, 2021.

Co-Personal Representative:
PATRICK J. GERAGHTY
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.com
Secondary E-Mail:
cyndi@wollinka.com
May 7, 14, 2021 21-00672P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000377CPAXWS Division: Probate IN RE: ESTATE OF JANICE CLARK ROBINSON Deceased.

The administration of the estate of JANICE CLARK ROBINSON, deceased, whose date of death was September 19, 2020 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34656. 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: May 7, 2021.

Signed on this 9th day of February, 2021.

Kassandra Robinson
11290 Knuckey Road
Weeki Wachee, FL 34614
Mira A. Everist, Esq.
Attorney for
Personal Representative
Everist Tillman, PLLC
915 - 1st Avenue North, Ste. B
St Petersburg, fl 33705
(727)345-5700
E-Service: email@everist-tillman.com
Florida Bar No. 196169
May 7, 14, 2021 21-00665P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000581CPAXWS IN RE: ESTATE OF ROBERT L. BAILEY, Deceased.

The administration of the estate of Robert L. Bailey, deceased, whose date of death was 10/11/2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 512021CP-000581CPAXWS, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS MAY 7, 2021.

Personal Representative
Lisa A. Bailey
3357 Carman Road
Schenectady, NY 12303
Attorney for
Personal Representative
Bruce A. McDonald
Attorney for
Personal Representative
Florida Bar No. 263311
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
850-776-5834
bamcdonald@pensacolalaw.com
mystoner@pensacolalaw.com
May 7, 14, 2021 21-00668P

SECOND INSERTION

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

51-2019-CA-002018-ES

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18, Plaintiff, vs. DORAL COOK, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 31, 2021 in Civil Case No. 51-2019-CA-002018-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 is Plaintiff and DORAL COOK, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of June 2021 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 11, Block I, Concord Station

Phase 1- Units "C, D, E and F", according to the plat thereof, as recorded in Plat Book 55, Page 62 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Robyn Katz, Esq.

McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
6755133
19-00407-3

May 7, 14, 2021

21-00662P

SECOND INSERTION

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

2020-CA-000659

Division J2 GROW FINANCIAL FEDERAL CREDIT UNION Plaintiff, vs.

JOSEPH D. KELLY, ANGELA R. KELLY, BEACON WOODS CIVIC ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 23, 2021, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 1282 BEACON WOODS VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND LOT 1282-A, BEACON WOODS VILLAGE 5-D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 8806 MILL CREEK LANE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public

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

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

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

Dated this 4th day of May, 2021

By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff

Invoice to:
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
000100/2013780/wll
May 7, 14, 2021

21-00659P

SECOND INSERTION

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

2019CA001786CAAXES

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, vs. HERMAN SALAZAR, ET AL. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Amended Final Judgment of Foreclosure dated April 27, 2021, and entered in Case No. 2019CA001786CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-3 (hereinafter "Plaintiff"), is Plaintiff and HERMAN SALAZAR; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ACTING SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ACTING SOLELY AS NOMINEE FOR AMERICA'S WHOLESALE LENDER; ARROW FINANCIAL SERVICES; TIERRA DEL SOL HOMEOWNERS ASSOCIATION, INC. are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 2ND day of JUNE, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 18, TIERRA DEL SOL PHASE 1, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Tammi Calderone
Tammi M. Calderone, Esq.
Bar Number: 84926
Email: TCalderone@vanlawfl.com
PHH14384-19/tro
May 7, 14, 2021

21-00664P

SECOND INSERTION

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

2015CA002542CAAXWS

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. RONALD D. PLUMMER; PATRICIA A. PLUMMER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 27, 2021 and entered in Case No. 2015CA002542CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and RONALD D. PLUMMER; PATRICIA A. PLUMMER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 2, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 252, PALM TERRACE ESTATES, UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9,

PAGE(S) 98, 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711."

Dated this 4 day of May, 2021.

Eric Knopp, Esq.
Bar No.: 709921
Kahane & Associates, P.A.
8201 Peters Road, Suite 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 15-02181 JPC
May 7, 14, 2021

21-00693P

SECOND INSERTION

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

2020-CA-002306

AJAX E MASTER TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE, Plaintiff, vs.

LASHANA ROBINSON, UNKNOWN SPOUSE OF LASHANA ROBINSON, TALLA CONDOMINIUM ASSOCIATION, INC., UNKNOWN TENANT I, UNKNOWN TENANT II, Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pasco County, Florida, the Clerk of the Court will sell the property situated in Pasco County, Florida, described as:

Unit No. 2082, Building B of Talia, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 1385, Page 1852, and all exhibits and amendments thereof, Public Records of Pasco County, Florida; together with an undivided share in the common elements appurtenant thereto.

at public sale, to the highest and best bidder, for cash, on the 3rd day of June, 2021, conducted electronically online at http://www.pasco.realforeclose.com. All electronic sales will begin at 11:00 a.m. and continue until all scheduled sales have been completed.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE PER SECTION 45.031, FLORIDA STATUTES.

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.

/s/ August J. Stanton, III
August J. Stanton, III
Florida Bar No.: 0976113

GASDICK STANTON EARLY, P.A.
1601 W. Colonial Drive
Orlando, Florida 32804
Ph. (407) 423-5203;
Fax (407) 425-4105
E-mail: pleadings@gse-law.com
Attorneys for Plaintiff
May 7, 14, 2021

21-00658P

SECOND INSERTION

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

51-2018-CA-004077-ES

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. MARCUS W. HELMS; EILAND PARK TOWNHOMES ASSOCIATION, INC.; ALANA S. HELMS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of April, 2021, and entered in Case No. 51-2018-CA-004077-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MARCUS W. HELMS; EILAND PARK TOWNHOMES ASSOCIATION, INC.; ALANA S. HELMS; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 3rd day of June 2021, at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 174, OF EILAND PARK TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

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

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

Dated this 30th day of April, 2021.
By: /s/ Patrik Patel, Esq.
Patrik Patel, Esq.
Bar Number: 98057
Submitted by:
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18-02507
May 7, 14, 2021

21-00656P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2019CA002435CAAXWS DITECH FINANCIAL LLC, PLAINTIFF, VS.

NICHOLAS G. RINALDI, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 13, 2020 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on June 15, 2021, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 2206, Beacon Square Unit 18-C, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 78, of the Public Records of Pasco County, Florida
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

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

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

Tromberg, Morris & Poulin, PLLC
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By: Princy Valiathodathil, Esq.
FBN 70971
Our Case #: 19-000655-FHA-GNMA-FST
May 7, 14, 2021

21-00663P

SECOND INSERTION

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

2021CA000339CAAXWS

Division J3 Wells Fargo Bank, N.A. Plaintiff, vs.- Paul P. McCarthy a/k/a Paul McCarthy; Traci McCarthy Defendant(s).

TO: Paul P. McCarthy a/k/a Paul McCarthy: LAST KNOWN ADDRESS: 9090 Sunshine Boulevard, New Port Richey, FL 34654 and Traci McCarthy: LAST KNOWN ADDRESS: 9090 Sunshine Boulevard, New Port Richey, FL 34654

Residence unknown, if living, including 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, devisees, 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 aforementioned 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 foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 821, FOREST HILLS UNIT NO. 24, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 25, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 1668 Roundtree Road, Holiday, FL 34654.

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 June 7, 2021 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 in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court on the 3rd day of May, 2021.

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

21-324678 FCOL WNI
May 7, 14, 2021

21-00660P

SECOND INSERTION

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

2019CA004076CAAXWS

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY; Plaintiff, vs. BEVERLY M. SVENSSON, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF BEVERLY M. SVENSSON, AS TRUSTEE OF THE BEVERLY M. SVENSSON REVOCABLE LIVING TRUST DATED THE 17TH DAY OF JUNE, 1998; WILLIAM DAVID PFAFF; JOSEPH P. FARRELL; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 16, 2021, in the above-styled cause, The Clerk of Court will sell to the highest and best bidder for cash at https://pasco.realforeclose.com, on May 25, 2021 at 11:00 AM the following described property:

LOT 240, CLAYTON VILLAGE, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 95 THROUGH 99, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 12815 WOODBINE DR, HUDSON, FL 34667

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

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

WITNESS my hand on this 4th day of May, 2021.

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19-10633-FC
May 7, 14, 2021

21-00698P