

PASCO COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW**  
Pursuant to F.S. §865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of Hudson Art & Decor, located at 14172 and 14174 US Hwy 19 N Hudson Square Center, in the City of Hudson, County of Pasco, State of FL, 34667, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 21 of June, 2021.  
QTAD LLC  
14172 and 14174 US Hwy 19 N Hudson Square Center  
Hudson, FL 34667  
June 25, 2021 21-00955P

**FIRST INSERTION**  
Notice is hereby given that HENRY R JACKSON, TONIA R TOLBERT, OWNERS, desiring to engage in business under the fictitious name of BLACK MEN MOVING FORWARD located at 1412 CRAZY HORSE DRIVE, LUTZ, FLORIDA 33559 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.  
June 25, 2021 21-00957P

**FIRST INSERTION**  
Notice is hereby given that SONJA CHASE, OWNER, desiring to engage in business under the fictitious name of DRAGONFLY FRENCHIES located at 17427 NICKS DR., SPRING HILL, FLORIDA 34610 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
June 25, 2021 21-00956P

**FIRST INSERTION**  
Notice is hereby given that NARDI REAL ESTATE, LLC, OWNER, desiring to engage in business under the fictitious name of SUN SHADE HOME ADVISORS located at PO BOX 416, ODESSA, FLORIDA 33556 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.  
June 25, 2021 21-00959P

**FIRST INSERTION**  
**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 155.20 acres known as Epperson North Villages A-1 Thru A-5.  
The project is located in Pasco County, Section(s) 22, 23, Township 25 South, Range 20 East. The permit applicant is Epperson North, LLC whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa, FL 33607. The Permit No. is 43026736.098.  
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

**NOTICE OF RIGHTS**  
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.  
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.  
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
June 25, 2021 21-00952P

**NOTICE OF PUBLIC SALE:**  
PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 07/12/2021, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.  
2D4FV37V68H236743  
2008 DODGE  
June 25, 2021 21-00951P

**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 Nicky LaMarco located at 7248 Carlton Arms Drive, D, in the County of Pasco, in the City of New Port Richey, Florida 34653 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey, Florida, this 21 day of June, 2021.  
Nicole LaMarco  
June 25, 2021 21-00954P

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of Makenna Parks Design located at 4136 Northampton Drive in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2021.  
Makenna Parks  
June 25, 2021 21-00968P

**FIRST INSERTION**  
Notice is hereby given that JOSEPH B VOGEL, OWNER, desiring to engage in business under the fictitious name of PONCHO Y CISCO located at PO BOX 84, SAN ANTONIO, FLORIDA 33576 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.  
June 25, 2021 21-00958P

**FIRST INSERTION**  
Notice is hereby given that NARDI REAL ESTATE, LLC, OWNER, desiring to engage in business under the fictitious name of SUNSHADE REALTY located at PO BOX 416, ODESSA, FLORIDA 33556 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.  
June 25, 2021 21-00960P

**FIRST INSERTION**  
**NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 155.20 acres known as Epperson North Villages A-1 Thru A-5.  
The project is located in Pasco County, Section(s) 22, 23, Township 25 South, Range 20 East. The permit applicant is Epperson North, LLC whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa, FL 33607. The Permit No. is 43026736.098.  
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

**NOTICE OF RIGHTS**  
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.  
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.  
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
June 25, 2021 21-00952P

**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 Community Foundation Tampa Bay located at 4300 W. Cypress St., Suite 700, in the County of Pasco, in the City of Tampa, Florida 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Pasco, Florida, this 17th day of June, 2021.  
Community Foundation of Tampa Bay  
June 25, 2021 21-00953P

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

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 512021CP000797CPAXWS**  
**IN RE: ESTATE OF THOMAS HELMY Deceased.**  
The administration of the estate of Thomas Helmy, deceased, whose date of death was January 12, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 June 25, 2021.  
**Personal Representative:**  
**Hany Abshkroun**  
1631 Altamont Lane  
Odessa, FL 33556  
Attorney for Personal Representative:  
Aliana M. Payret  
Florida Bar No. 104377  
Robinson Pecaro & Mier, P.A.  
201 N. Kentucky Ave., Suite 2  
Lakeland, Florida 33801  
June 25; July 2, 2021 21-00950P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000874**  
**IN RE: ESTATE OF ELIZABETH N. HAIL, A/K/A ELIZABETH NORTON HAIL, A/K/A ELIZABETH HAIL Deceased.**  
The administration of the estate of ELIZABETH N. HAIL, a/k/a ELIZABETH NORTON HAIL, a/k/a ELIZABETH HAIL, deceased, whose date of death was December 10, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is June 25, 2021.  
**Personal Representative:**  
**SHARON H. SURDOVEL**  
c/o Anthony D. Bartirome, Esquire  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Attorney for Personal Representative  
ANTHONY D. BARTIROME, Attorney  
Florida Bar Number: 0606316  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748.0100  
Fax: (941) 745.2093  
E-Mail: abartirome@blalockwalters.com  
Secondary E-Mail: alepper@blalockwalters.com  
June 25; July 2, 2021 21-00962P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 512021CP000933WS**  
**IN RE: ESTATE OF RONDA R. KELLER/ Deceased.**  
The administration of the estate of RONDA R. KELLER, deceased, whose date of death was May 21, 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 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: June 25, 2021.  
Signed on this 3rd day of June, 2021.  
**SARAH J. HILL**  
**Personal Representative**  
5038 Vickers Drive  
New Port Richey, FL 34652  
Wayne R. Coulter  
Attorney for Personal Representative  
Florida Bar No. 114585  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email: info@delzercoulter.com  
June 25; July 2, 2021 21-00947P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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 June 25, 2021.  
**Personal Representative:**  
**D. Dewey Mitchell**  
**PERSONAL & CONFIDENTIAL**  
7916 Evolutions Way, Suite 210  
Trinity, Florida 34655  
Attorney for Personal Representative:  
Amelia M. Campbell  
Attorney  
Florida Bar Number: 500331  
HILL WARD & HENDERSON PA  
101 E. Kennedy Blvd., Suite 3700  
Tampa, Florida 33602  
Telephone: (813) 221-3900  
Fax: (813) 221-2900  
E-Mail: Amelia.Campbell@hwlaw.com  
Secondary E-Mail: Probate.Efile@hwlaw.com  
June 25; July 2, 2021 21-00944P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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.  
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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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
HFrymark@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
HFrymark@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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.  
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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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
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AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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.  
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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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
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TanyaBell@BellLawFirmFlorida.com  
HFrymark@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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.  
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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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
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TanyaBell@BellLawFirmFlorida.com  
HFrymark@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
HFrymark@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
**File No. 2021-CP-000484**  
**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road  
Gloucester, Massachusetts 01930  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Heather Frymark, Esq.  
Florida Bar Number: 1019552  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
HFrymark@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
June 25; July 2, 2021 21-00946P

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**Section J**  
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**IN RE: ESTATE OF RUTH R. AMBELIOTIS (A/K/A RUTH AMBELIOTIS) Deceased.**  
The administration of the estate of Ruth R. Ambeliotis (a/k/a Ruth Ambeliotis), deceased, whose date of death was February 8, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 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 June 25, 2021.  
**Personal Representative:**  
**Nicholas M. Ambeliotis**  
41 A Wingersheek Road



## FIRST INSERTION

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

Case No.: 2021-CA-000106  
**MADISON ALAMOSA HECM, LLC, Plaintiff,**  
 -vs-  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ADELINE M. CARA, DECEASED; DONNA C. LYNN AND UNKNOWN SPOUSE OF DONNA C. LYNN; ROBERT G. CARA AND UNKNOWN SPOUSE OF ROBERT G. CARA; ARTHUR J. CARA AND UNKNOWN SPOUSE OF ARTHUR J. CARA; PHILIP CARA, JR. AND UNKNOWN SPOUSE OF PHILIP CARA, JR., if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the said DONNA C. LYNN AND UNKNOWN SPOUSE OF DONNA C. LYNN; ROBERT G. CARA AND UNKNOWN SPOUSE OF ROBERT G. CARA; ARTHUR J. CARA AND UNKNOWN SPOUSE OF ARTHUR J. CARA; PHILIP CARA, JR. AND UNKNOWN SPOUSE OF PHILIP CARA, JR.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HOLIDAY LAKE ESTATES CIVIC ASSOCIATION, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2, Defendants.**

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ADELINE M. CARA, DECEASED

Whose Residences are: Unknown  
 Where last Known Mailing Addresses are: Unknown

YOU ARE HEREBY NOTIFIED THAT

an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 2107, HOLIDAY LAKE ESTATES, UNIT 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 52 AND 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
 2105 DARTMOUTH DR., HOLIDAY, FL 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 500 E. Kennedy Blvd., Suite 200, Tampa, Florida 33602, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED this 17 day of June, 2021.  
 NIKKI ALVAREZ-SOWLES  
 CLERK OF THE CIRCUIT COURT  
 By: /s/ Cynthia Ferdon-Gaede  
 Deputy Clerk

Jeffrey C. Hakanson, Esq.  
 McIntyreThanasides  
 500 E. Kennedy Blvd., Suite 200  
 Tampa, Florida 33602  
 813-223-0000

June 25; July 2, 2021 21-00945P

## FIRST INSERTION

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

CASE NO.:  
 2020CA000124  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3, Plaintiff, vs.**

**JAMES MANKIEWICH A/K/A JAMES A. MONKIEWICH A/K/A JAMES A. MANKIEWICH; SHONDA R. MANKIEWICH; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 20, 2020 in Civil Case No. 2020CA000124, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3 is the Plaintiff, and JAMES MANKIEWICH A/K/A JAMES A. MONKIEWICH A/K/A JAMES A. MANKIEWICH; SHONDA R. MANKIEWICH; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 8, 2021 at 11:00:00 AM EST the following described real property as set forth in

said Final Judgment, to wit:  
 LOT 155 AND THE SOUTHEASTERLY HALF OF LOT 154, DODGE CITY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 16 day of June, 2021.  
 ALDRIDGE | PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue Suite 200  
 Delray Beach, FL 33445  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 By: Digitally signed by  
 Jennifer Travieso  
 Date: 2021-06-16  
 15:38:17  
 Florida Bar #641065  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1221-4240B  
 June 25; July 2, 2021 21-00943P

## 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.  
 2019CA002312CAAXWS  
**THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, FOR THE CERTIFICATEHOLDERS CWALT, INC, ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19CB, Plaintiff, vs.**  
**WALTER PERRELL, III; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB; BEACON WOODS CIVIC ASSOCIATION, INC.; DITECH FINANCIAL, LLC; ELIZABETH PERRELL; 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 Amended Uniform Final Judgment of foreclosure dated June 10, 2021, and entered in Case No. 2019CA002312CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB; BEACON WOODS CIVIC ASSOCIATION, INC.; DITECH FINANCIAL, LLC; ELIZABETH PERRELL;

is Plaintiff and WALTER PERRELL, III; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB; BEACON WOODS CIVIC ASSOCIATION, INC.; DITECH FINANCIAL, LLC; ELIZABETH PERRELL;

## 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. 2019CA003981CAAXES  
**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR35, Plaintiff, vs.**  
**DANIEL WESTBROOK, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2020, and entered in 2019CA003981CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR35 is the Plaintiff and DANIEL WESTBROOK; CHERYL SLAUGHTER; UNKNOWN SPOUSE OF DANIEL WESTBROOK; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY- INTERNAL REVENUE SERVICE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION; and CONNERTON COMMUNITY 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 July 12, 2021, the following described property as set forth in said Final Judgment, to wit

LOT 13, BLOCK 1, OF CONNERTON VILLAGE ONE PARCEL, 101 AND 102, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

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 July 20, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 27, BEACON WOODS, VILLAGE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 148, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

DATED June 16, 2021.  
 /s/ Frazia Corsbie  
 Frazia S. Corsbie  
 Florida Bar No.: 978728  
 Roy Diaz, Attorney of Record  
 Florida Bar No. 767700  
 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  
 1496-152398 / YMR  
 June 25; July 2, 2021 21-00961P

## FIRST INSERTION

## 51, PAGES 115-137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 8935 GARDEN PARTY DR, LAND O LAKES, FL 34637

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

IMPORTANT  
 AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 23 day of June, 2021.  
 ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: mail@rasflaw.com  
 By: \_\S\Laura Elise Goorland\_  
 Laura Elise Goorland, Esquire  
 Florida Bar No. 55402  
 Communication Email:  
 lgoorland@raslg.com  
 19-379844 - SaL  
 June 25; July 2, 2021 21-00967P

## FIRST INSERTION

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

Case No.:  
 2020-DR-0545-W5  
 Division: E  
**REBECCA PERRY, Petitioner/Mother, and HEATH PERRY, Respondent/Father.**

TO: Heath Perry  
 Last Known Address: 7230 Plathe Rd., New Port Richey, FL 34653

YOU ARE NOTIFIED that an action for custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, Rebecca Perry, mailed to her attorney Erin C. Catey, Esq., Catey & Maguire Law, P.L.L.C., 8018 Old County Road 54, New Port Richey, Florida 34653, on or before 7.26.2021, and file the original with the clerk of this Court, at 7530 Little Road, New Port Richey, Florida, 34654, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation

of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

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: 6-17-2021

CLERK OF THE CIRCUIT COURT

By: /s/ Cynthia Ferdon-Gaede  
 Deputy Clerk

June 25; July 2, 9, 16, 2021

21-00944P

## FIRST INSERTION

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

CASE No.  
 2020-CA-000369-CAAX-W5  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.**  
**EDNA M. HOAGLAN AKA EDNA MAY HOAGLAN, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2020-CA-000369-CAAX-W5 of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, EDNA M. HOAGLAN AKA EDNA MAY HOAGLAN, et al., are Defendants, Clerk of Court, Nichole "Nikki" Alvarez-Sowles, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 17th day of August, 2021, the following described property:

LOT 34, THE MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 109-112, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT

## FIRST INSERTION

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

CASE NO. 2018CA001490CAAXWS  
**WELLS FARGO BANK, N.A. Plaintiff, v.**  
**SHAUN R. PELT A/K/A SHAUN ROBERT PELT; CYNTHIA J. CENTELLA-PELT A/K/A CYNTHIA JEAN CENTELLA-PELT A/K/A CYNTHIA J. CENTELL; UNKNOWN SPOUSE OF SHAUN R. PELT A/K/A SHAUN ROBERT PELT; UNKNOWN SPOUSE OF CYNTHIA J. CENTELLA-PELT A/K/A CYNTHIA JEAN CENTELLA-PELT A/K/A CYNTHIA J. CENTELL; UNKNOWN TENANT 1; UNKNOWN TENANT 2; BEACON WOODS CIVIC ASSOCIATION, INC. Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 09, 2021, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 2415, BEACON WOODS GREENSIDE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 a/k/a 13031 WYNDALE DR,

HUDSON, FL 34667  
 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 20, 2021 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 22 day of June, 2021.  
 eXL Legal, PLLC  
 Designated Email Address:  
 efling@exllegal.com  
 12425 28th Street North, Suite 200  
 St. Petersburg, FL 33716  
 Telephone No. (727) 536-4911  
 Attorney for the Plaintiff  
 Anna Judd Rosenberg  
 FL Bar: 101551  
 100000996  
 June 25; July 2, 2021 21-00965P

**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**



**SAVE TIME**

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

**Business Observer**



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-0804-WS**  
**IN RE: ESTATE OF MIKE MLADENOVICH aka MILIJA MLADENOVICH Deceased.**

The administration of the estate of Mike Mladenovich aka Milija Mladenovich, deceased, whose date of death was April 8, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**Milunka Hammond**  
 8302 Broken Willow Lane  
 Port Richey, FL 34668

Attorney for Personal Representative  
 David C. Gilmore, Esq.  
 11169 Trinity Blvd.  
 Trinity, FL 34655  
 deg@davidgilmorelaw.com  
 karen@davidgilmorelaw.com  
 (727) 849-2296  
 FBN 323111  
 June 18, 25, 2021 21-00915P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION  
**File No. 21-CP-000720**  
**IN RE: ESTATE OF WILFREDO GINES JR. Deceased.**

The administration of the estate of Wilfredo Gines Jr., deceased, whose date of death was January 20, 2021; is pending in the Circuit Court for Pasco County, Florida, Probate, Guardianship, Mental Health and Trust Division; File Number 2021-CP-000720; the mailing address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representatives 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 THIS 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 June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**Wilmario Otero**  
 1414 Russel Ln.  
 Holiday, FL 34691

Attorney for Personal Representative  
 MATTHEW D. WOLF, ESQ.  
 Ivanov & Wolf, PLLC  
 3310 W. Cypress St Suite 206  
 Tampa, FL 33607  
 Ph: (813) 870-6396  
 FL Bar No.: 92611  
 June 18, 25, 2021 21-00917P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2020-CP-001754**  
**IN RE: ESTATE OF HERBERT J. POWELL, Deceased.**

The administration of the estate of Herbert J. Powell, deceased, whose date of death was November 9, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**Walter Scott Krystyniak**  
**Personal Representative**  
 92 West Sherman Road  
 Linwood, MI 48634

Attorney for Personal Representative:  
 Sabrina L. Casagrande, Esq.  
 Florida Bar Number: 107163  
 Stross Law Firm, P. A.  
 1801 Pepper Tree Drive  
 Oldsmar, FL 34677  
 Telephone: (813) 852-6500  
 Fax: (813) 852-6450  
 E-Mail: scasagrande@strosslaw.com  
 Secondary E-Mail:  
 vadams@strosslaw.com  
 June 18, 25, 2021 21-00927P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 512021CP000703CPAXWS**  
**Division I**  
**IN RE: ESTATE OF CHARLA S. FRANKLIN Deceased.**

The administration of the estate of CHARLA S. FRANKLIN, deceased, whose date of death was February 28, 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 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 June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**KRISTEN L. FRANKLIN**  
 11855 Cassandra Street  
 Unit 105  
 New Port Richey, Florida 34654

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  
 June 18, 25, 2021 21-00930P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 512021CP000589CPAXES**  
**IN RE: ESTATE OF ELEFTARIOS FOTOPoulos a/k/a ELEFTARIOS TED FOTOPoulos Deceased.**

The administration of the estate of ELEFTARIOS FOTOPoulos a/k/a ELEFTARIOS TED FOTOPoulos, deceased, whose date of death was February 20, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 June 15, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**GEORGE FOTOPoulos**  
**Personal Representative**  
 6135 River Chase Circle  
 Atlanta, GA 30328

Attorney for Personal Representative  
 JAMES P. HINES, JR.  
 Florida Bar No. 061492  
 Hines Norman Hines, P.L.  
 315 S. Hyde Park Avenue  
 Tampa, FL 33606  
 Telephone: 813-251-8659  
 Email: jhinesjr@hnh-law.com  
 June 18, 25, 2021 21-00916P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021-CP-0527**  
**IN RE: ESTATE OF HELEN M. DALES A/K/A HELEN LINDENTHAL Deceased.**

The administration of the estate of HELEN M. DALES a/k/a HELEN LINDENTHAL, deceased, whose date of death was October 25, 2019, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS 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 June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**VALERIE DALES**  
 7750 Flegler Drive  
 Parma, Ohio 44134

Attorney for Personal Representative  
 TIMOTHY A. BOYKO, Esq.  
 E-Mail: tboyko@mgmlpa.com  
 Florida Bar No. 832420  
 MANSOUR GAVIN, LPA  
 6300 Rockside Road, Suite 303  
 Independence, OH 44131  
 Telephone: (216) 453-5907  
 June 18, 25, 2021 21-00918P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2021-CP-0787-WS**  
**Division J**  
**IN RE: ESTATE OF MARY JANE QUILLIN Deceased.**

The administration of the estate of MARY JANE QUILLIN, deceased, whose date of death was April 2, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative's 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative**  
**MyLINDA M. KING**  
 2904 NE Flanders  
 Portland, Oregon 97232  
**WILLIAM A. QUILLIN**  
 3436 Longmeadow Dr.  
 Sarasota, Florida 34235

Attorney for Personal Representative  
 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  
 June 18, 25, 2021 21-00919P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 21-CP-000772-ES**  
**IN RE: ESTATE OF FRANCES HELEN MIRO A/K/A HELEN M. BOWLING, Deceased.**

The administration of the estate of Frances Helen Miro a/k/a Helen M. Bowling, deceased, whose date of death was January 10, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 June 18, 2021.

Dated this 15th day of June, 2021  
**Personal Representative:**  
**Jackie M. Harrison**  
 191 Magnolia Drive  
 Memphis, Tennessee 38117

Attorney for Personal Representative:  
 Linda S. Faingold, Esquire  
 Florida Bar Number: 011542  
 5334 Van Dyke Road  
 Lutz, Florida 33558  
 Telephone: (813) 963-7705  
 Fax: (888) 673-0072  
 E-Mail: linda@tampabayelderlaw.com  
 June 18, 25, 2021 21-00920P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 2021CA000529CAAXES**  
**SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS- THROUGH CERTIFICATE TRUST 19 95-3, Plaintiff, v.**

**ANN BETZ; UNKNOWN SPOUSE OF ANN BETZ; WILLIAM BETZ; UNKNOWN SPOUSE OF WILLIAM BETZ; WILMER MCMANIGLE, JR.; UNKNOWN SPOUSE OF WILMER MCMANIGLE, JR.; THE CLERK OF THE 6TH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA; 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; UNKNOWN TENANT#1; UNKNOWN TENANT#2, Defendants.**

To the following Defendant(s):  
 ANN BETZ  
 (LKA) 5806 Excel St.  
 Zephyrhills, FL 33542  
 UNKNOWN SPOUSE OF ANN BETZ (RESIDENCE UNKNOWN)  
 UNKNOWN SPOUSE OF WILLIAM BETZ (RESIDENCE UNKNOWN)

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

THAT PART OF THE WEST 165 FEET OF THE EAST 330 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING NORTH OF STATE ROAD #52, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE ABOVE DESCRIBED LAND AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #52, THENCE RUNNING NORTH

142 FEET, THENCE EAST 81 FEET, THENCE SOUTH TO NORTH RIGHT-OF-WAY LINE OF STATE ROAD #52, THENCE SOUTHWESTERLY ON THE STATE ROAD RIGHT-OF-WAY, 92 FEET MORE OR LESS TO THE POINT OF BEGINNING. ALL BEING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.  
 TOGETHER WITH THAT CERTAIN 1995 69 X 28 5B68B HOME, SERIAL NUMBER PH069158ABFL, a/k/a 36155 State Road 52 West, Dade City, FL 33525

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 7/19/21, a date which is within thirty (30) days after the first publication of this Notice in 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification 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 the seal of this Court this 15th day of June, 2021.

As Clerk of the Court  
 Nikki Alvarez-Sowles, Esq.  
 By: Kelly Jeanne Symons  
 As Deputy Clerk  
 June 18, 25, 2021 21-00909P



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT  
**Legals.BusinessObserverFL.com**

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



## NOTICE OF PUBLIC SALE:

Notice is hereby given that on 07-15-2021 at 11:30 a.m. the following vessel will be sold at public sale for storage charges pursuant to F.S. 328.17 tenant Anthony Banke Registered Owner DERRICK J MILLER FL2136FU HIN #TANT22771275 Title: 0001408724 Tenant/Owner Damian Christopher / CLIFFORD RODD FL1060BY HIN #ABV000170175 Title: 0000485540 sale to be held at Sea Ranch Marina llc 6433 Boatyard Dr./6501 Boatyard Dr Hudson Fl. 34667 Sea Ranch Marina llc reserves the right to bid/reject any bid

June 18, 25, 2021 21-00933P

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of Maryanne Marousis a/k/a Mary A. Marousis will on the 6th day of July 2021, at 10:00 a.m., on property at 6523 Outer Drive, Lot #175, Port Richey, Pasco County, Florida 34668, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1974 MERC  
Mobile Home  
VIN No.: 03611264H  
Title No.: 001143308  
And All Other Personal Property Therein

June 18, 25, 2021 21-00921P

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 21-CP-000892**  
**Division Probate**  
**IN RE: ESTATE OF ALAN JOHN SWITAL 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 Alan John Swital, deceased, File Number 21-CP-000892 by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338 New Port Richey, FL 34656; that the decedent's date of death was March 14, 2021, that the total value of the estate is \$63,795.47, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Ann V. Swital  
10653 Pontofino Circle,  
Trinity, FL 34655

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of the first publication of this Notice is June 17, 2021.

**Person Giving Notice:**  
**Mrs. Ann V Swital**  
**Ann V. Swital, Petitioner**  
Attorney for Person Giving Notice  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
Burke Faulkner Law, P.A.  
3937 Tampa Road, Suite 2  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
Fax: (727) 502-6064  
E-Mail:  
debbie@burkefaulknerlaw.com  
Alt. E-Mail:  
paola@burkefaulknerlaw.com

June 18, 25, 2021 21-00939P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021CP000974**  
**IN RE: ESTATE OF PHILLIP EDWARD FRANCO Deceased.**

The administration of the estate of PHILLIP EDWARD FRANCO, deceased, whose date of death was March 31, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 5021 Waterside Dr, Port Richey, FL 34668. 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 June 18, 2021.

**Personal Representative:**  
**Albert Stickley, III Esq**  
737 S. Indiana Ave  
Englewood, Florida 34223  
Albert Stickley, III Attorney  
Florida Bar Number: 51605 737 S. Indiana Avenue, Suite A Englewood, Florida 34223  
Telephone: (941) 474-5506  
Fax: (941) 474-5507  
E-Mail: aj@stickleylaw.com  
Secondary E-Mail:  
Staff@stickleylaw.com

June 18, 25, 2021 21-00929P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No.**  
**51-2021-CP-000353-CPAXES**  
**IN RE: ESTATE OF BONNER GRAY MODLIN, aka BONNER G. MODLIN Deceased.**

The administration of the estate of BONNER GRAY MODLIN, also known as BONNER G. MODLIN, deceased, whose date of death was February 11, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Ste 207, Dade City, Florida 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 Friday, June 18, 2021.

Signed on this 3rd day of March, 2021.

**SUSAN M. CDTÉ**  
**Personal Representative**  
4447 Virginia Drive  
Orlando, Florida 32814  
Mary Merrell Bailey  
Attorney for Personal Representative  
Florida Bar No. 541265  
Your Caring Law Firm PLC  
2323 Lee Road  
Winter Park, Florida 32789  
Telephone: (407) 622-1900  
Email:  
Merrell@YourCaringLawFirm.com  
Secondary Email:  
Janet@YourCaringLawFirm.com

June 18, 25, 2021 21-00928P

## SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.**  
**512019CA000429CAAXES**  
**J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs.**  
**DEBBIE A. MAHARAJ and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DEBBIE A. MAHARAJ; RICKEY MAHARAJ; UNKNOWN SPOUSE RICKEY MAHARAJ; SUNTRUST BANK; FLORIDA HOUSING FINANCE CORP; SUNCOAST POINTE HOMEOWNERS ASSOCIATION INC.; PASCO COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 July 13, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:**  
LOT 4, BLOCK 1, SUNCOAST POINTE VILLAGES 2A, 2B, AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 31, THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County 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 July 14, 2021.  
Fazia S. Corsbie  
Florida Bar No.: 978728  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
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  
1460-175353 / BJB  
June 18, 25, 2021 21-00907P

## SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO. 2020CC003502CCAXWS**  
**SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation, Plaintiff, v.**  
**DELORSE F. BIBY a/k/a DELORES F. BIBY, and any and all UNKNOWN PERSON(S) in possession, Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated June 9, 2021, and entered in Case No. 2020CC003502CCAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein SENATE MANOR HOMEOWNERS ASSOCIATION, INC, a Florida corporation, is the Plaintiff and DELORSE F. BIBY a/k/a DELORES F. BIBY, and any and all UNKNOWN PERSON(S) in possession are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on July 20, 2021, the following described property as set forth in said Final Judgment, to-wit:

Leasehold interest in Lot No. 282 of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida, situated on the following described real property, to-wit:

Unit 282, of SENATE MANOR MOBILE HOME PARK, A CO-OPERATIVE, according to Exhibit "A" (Plot Plan) of the Master Form Proprietary Lease recorded in O. R. Book 1661, Pages 790 through 812, as amended in O.R. Book 1672, Page 863 and in O.R. Book 1988, Page 351, and that certain Memorandum of Proprietary Lease recorded on December 15, 1987, in O.R. Book 1665, Page 206, as assigned by that certain Assignment of Proprietary Lease recorded on October 19, 2018, in O.R. Book 9805, Page 1861, all of the Public Records of Pasco County, Florida, commonly known as Lot 282, 10803 Freedom Drive, Port Richey, Florida, 34668.  
Parcel Identification # 16-25-16-003A-00000-2820  
TOGETHER WITH any eq-

ANT, in possession of the subject real property UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash

www.pasco.realforeclose.com, 11:00 a.m., on July 13, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, BLOCK 1, SUNCOAST POINTE VILLAGES 2A, 2B, AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 31, THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County 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 July 14, 2021.  
Fazia S. Corsbie  
Florida Bar No.: 978728  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
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  
1460-175353 / BJB  
June 18, 25, 2021 21-00907P

uity owned in said unit or any assets of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., and including Stock Certificate Number 282A, representing one (1) share in SENATE MANOR HOMEOWNERS ASSOCIATION, INC., and any other incident of ownership arising therefrom, including one (1) 1977 SHER mobile home, VIN numbers 13001357A and 13001357B, Title numbers 14279151 and 14279150, and Real Property Deed numbers 12648364 and 12648366, with all attachments, additions, furniture, fixtures, air conditioning/heating units attached to or made a part of the mobile home now owned or hereafter at any time made or acquired, together with all rights and privileges appurtenant 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. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (voice) in New Port Richey; (352) 521-4274, ext 8110 (voice) 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.

Jonathan James Damonte, B.C.S.  
Florida Bar #299758  
Jonathan James Damonte, Chartered  
12110 Seminole Blvd.  
Largo, FL 33778  
Telephone: (727) 586-2889  
Telecopier: (727) 581-0922  
jdamonte@damontelaw.com  
pleadings@damontelaw.com  
Attorney for Plaintiff  
June 18, 25, 2021 21-00908P

## SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.:**  
**2019CC002079CCAXWS**  
**FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC., A Florida non-profit corporation, Plaintiff, vs.**  
**DENISE KELLO, and VICTOR KELLO, Defendants.**

Notice is hereby given that pursuant to Paragraph 5 of the Amended Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 19-CC-2079-WS, the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

LOT 12, BLOCK Q, MEADOW OAKS PARCEL I & I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGES 6 THROUGH 10, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

at public sale, to the highest and best bidder for cash at 11:00 a.m. on September 7, 2021. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

## 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. 2013CA004225**  
**WESLEY POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.**  
**LISA SAPP, DEFENDANT.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated June 10, 2021 entered in Case No. 2013CA004225 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WESLEY POINTE HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and LISA SAPP is the Defendant, Nikki Alvarez-Sowles, Clerk of Court of Pasco County, will sell to the highest and best bidder for cash online via the internet at http://www.pasco.realforeclose.com at 11:00 AM, on the 3rd day of August, 2021 the following described property as set forth in said Final Judgment:

Lot 40, WESLEY POINTE, PHASES 2 AND 3, according to the Plat thereof, as recorded in Plat Book 38, Pages 27-29, of the Public Records of Pasco County, Florida.  
A/K/A 28603 SEASHELL

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2019CA001806CAAXWS**  
**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-1, MORTGAGE-BACKED NOTES, SERIES 2016-1, Plaintiff, vs.**  
**NANCY BENNETT; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 1, 2020 in Civil Case No. 2019CA001806CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-1, MORTGAGE-BACKED NOTES, SERIES 2016-1 is the Plaintiff, and NANCY BENNETT; HOUSEHOLD FINANCE CORPORATION III; TARGET NATIONAL BANK/TARGET VISA, A CORPORATION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on July 8, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 33, FORESTWOOD, UNIT SIX, ACCORDING TO THE

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 Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 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 14th day of June, 2021.  
28059 U.S. Highway 19 North, Suite 301  
Clearwater, Florida 33761  
Telephone: (727)475-5535  
Facsimile: (727)723-1131  
For Electronic Service:  
Pleadings@RabinParker.com  
Counsel for Plaintiff  
/s/ Michael J. Restrepo  
By:

Monique E. Parker,  
Florida Bar No. 0669210  
Bennett L. Rabin,  
Florida Bar No. 0394580  
Adam C. Gurley,  
Florida Bar No. 0112519  
William W. Huffman,  
Florida Bar No. 0031084  
Michael J. Restrepo,  
Florida Bar No.: 1024241  
10471-006  
June 18, 25, 2021 21-00912P

COURT, WESLEY CHAPEL, FLORIDA 33544  
Parcel No.: 06-26-20-0070-00000-0400

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

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

Dated: June 16, 2021  
s/ Marielle Westerman, Esq.  
Florida Bar No. 13244  
Westerman Law, PLLC  
970 Lake Carillon Dr., Ste. 300  
St. Petersburg, FL 33716  
June 18, 25, 2021 21-00942P

## SECOND INSERTION

PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

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

Dated this 8 day of June, 2021.  
ALDRIDGE | PITE, LLP  
Attorney for Plaintiff  
1615 South Congress Avenue Suite 200  
Delray Beach, FL 33445  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally signed by  
Jennifer Travieso  
Date: 2021-06-08  
13:36:27  
Florida Bar #641065  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1012-3140B  
June 18, 25, 2021 21-00906P

## 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

LV10245



SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO: 20-CC-001484**  
**VERANDAH TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,**  
**Plaintiff, vs.**  
**ANDREA RENE BOHL;**  
**UNKNOWN SPOUSE OF ANDREA RENE BOHL; AND UNKNOWN TENANT(S),**  
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez-Sowles, will sell all the property situated in Pasco County, Florida described as:  
 Lot 114 of VERANDAH TOWNHOMES, according to the Plat thereof as recorded in Plat Book 63, Page 110, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. Property Address: 11925 Greengate Drive, Hudson, FL 34669

at public sale, to the highest and best bidder, for cash, via the Internet at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 A.M. on July 15, 2021

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

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

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

MANKIN LAW GROUP  
 By BRANDON K. MULLIS, ESQ.  
 Attorney for Plaintiff  
 E-Mail: [Service@MankinLawGroup.com](mailto:Service@MankinLawGroup.com)  
 2535 Landmark Drive, Suite 212  
 Clearwater, FL 33761  
 (727) 725-0559  
 FBN: 23217  
 June 18, 25, 2021 21-00911P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2018CA001880CAAXWS**

**WELLS FARGO BANK, N.A**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD THEODORE FREED A/K/A RICHARD FREED, DECEASED; JEFFREY FREED AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD THEODORE FREED A/K/A RICHARD FREED, DECEASED; JEFFREY FREED; DOUGLAS FREED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; COMPLETE PROPERTY SERVICES; GULF ISLAND CONDOMINIUM OWNERS' ASSOCIATION, INC.; PIPER FIRE PROTECTION, INC; ALI SLIMI**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 12, 2020, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

UNIT 801, GULF ISLAND BEACH AND TENNIS CLUB I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 1381, PAGE 932, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED SHARE IN

THE COMMON ELEMENTS APPURTENANT THERETO AND ANY AMENDMENTS.  
 a/k/a 6035 SEA RANCH DR UNIT 801, HUDSON, FL 34667-1583

at public sale, to the highest and best bidder, for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on July 15, 2021 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 14 day of June, 2021.  
 eXL Legal, PLLC  
 Designated Email Address: [efiling@exlegal.com](mailto:efiling@exlegal.com)  
 12425 28th Street North, Suite 200  
 St. Petersburg, FL 33716  
 Telephone No. (727) 536-4911  
 Attorney for the Plaintiff  
 Anna Judd Rosenberg  
 FL Bar: 101551  
 1000000844  
 June 18, 25, 2021 21-00931P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.  
**CASE No. 2012CA005059CAAXWS**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**PLAINTIFF, VS.**  
**PAMELA W. BENNETTI A/K/A PAMELA BENNETTI, ET AL.**  
**DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 8, 2021 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on July 8, 2021, at 11:00 AM, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) for the following described property:

Lot 309, unrecorded plat of LAKE PADGETT ESTATES EAST, Pasco County, Florida, being further described as follows: Begin 635.26 feet North and 887.46 feet East of the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 20, Township 26, South, Range 19 East; thence run on an arc to the right 91.08 feet, chord 90.86 feet, chord bearing South 81 degrees 10' 49" West; thence North 00 degrees 46' 20" West 131.50 feet, thence South 89 degrees 06' 53" East, 90.00 feet; thence South 00 degrees 46' 20" East, 116.17 feet to the Point of Beginning.

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  
 Attorney for Plaintiff  
 1515 South Federal Highway, Suite 100  
 Boca Raton, FL 33432  
 Telephone #: 561-338-4101  
 Fax #: 561-338-4077  
 Email: [eservice@tmppllc.com](mailto:eservice@tmppllc.com)  
 By: Princy Valiathodathil, Esq.  
 FBN 70971  
 Our Case #: 17-001490-FIHST-FNMA  
 June 18, 25, 2021 21-00914P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2021-CA-001062**  
**Sleepy Hollow Mobile Estates, Inc., a Florida not-for-profit corporation,**  
**Plaintiff, v.**  
**Debbie L. Carrier, Lisa M. Jacobson, et al,**  
**Defendants.**

The following Defendant(s):  
 Lisa M. Jacobson  
 YOU ARE NOTIFIED that Plaintiff, Sleepy Hollow Mobile Estates, Inc. has filed an action against you seeking to terminate the cooperative parcel and evict you from the following property in Pasco County, Florida:

Unit #36 of SLEEPY HOLLOW, a Residential Cooperative, according to Exhibit "B" (Plat Plan) of the Master Form Proprietary Lease recorded in Official Records Book 4507, Pages 292-342, of the Public Records of Pasco County, Florida.

upon which lies the following single-wide mobile home: S111896 and on or before 30 days from the first date of publication of this Notice on or before July 19, 2021 you are required to serve a copy of your written defenses, if any, on Jonathan P. Whitney, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service

on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least

7 days before your scheduled court appearance, or immediately upon receiving this notification 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 the seal of this Court on this 15 day of June, 2021.

NIKKI ALVAREZ-SOWLES, Esq.  
 Clerk of the Circuit Court  
 By: Kelly Jeanne Symons  
 Deputy Clerk  
 Jonathan P. Whitney, Esq.  
 Lutz, Bobo & Telfair, P.A.  
 Two North Tamiami Trail,  
 Suite 500  
 Sarasota, Florida 34236  
[jwhitney@lutzbob.com](mailto:jwhitney@lutzbob.com)  
 June 18, 25, 2021 21-00910P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**CASE NO. 2021CA000402CAAXWS**  
**CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3,**  
**ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PETER LEOPOLD, DECEASED. et. al.**  
**Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PETER LEOPOLD, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: KALLEOPOLD whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
 LOTS 3, 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 1, RICHEY LAKES UNIT ONE, ACCORD-

ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 7-19-21/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 10 day of June, 2021.

CLERK OF THE CIRCUIT COURT  
 BY: /s/ Cynthia Ferdon-Gaede  
 DEPUTY CLERK  
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
 ATTORNEY FOR PLAINTIFF  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: [mail@rasflaw.com](mailto:mail@rasflaw.com)  
 20-077849 - JaO  
 June 18, 25, 2021 21-00913P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL ACTION  
**CASE NO. 18-CA-2436-WS**  
**REGIONS BANK, successor by merger with AmSouth Bank,**  
**Plaintiff, v.**  
**JUDITH M. CONNORS, MARTIN W. MILLER, TENANT #1 n/k/a Corrine Carroll, and TENANT #2 n/k/a Lori Ann Carroll, representing tenants in possession, THE ESTATE OF MARTIN W. MILLER, and UNKNOWN HEIRS, UNKNOWN BENEFICIARIES, and UNKNOWN PARTIES, of Martin W. Miller, deceased, including if defendants are deceased, any unknown heirs, devisees, grantees, creditors, and all other parties claiming by, through, under or against defendant, and the several and respective unknown assigns, successors in interest, trustees or other persons claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described defendants.**

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure, entered in the above-styled cause on October 21, 2020, and Order Granting Plaintiff's Motion to Reschedule Judicial Foreclosure Sale, entered in the above-styled cause on May 27, 2021, in the Circuit Court of Pasco County, Florida, NIKKI ALVAREZ-SOWLES, ESQ., Pasco County Clerk & Comptroller, will sell the property situated in Pasco County, Florida, described as:  
 Description of Mortgaged Property

Lot 237, ORANGWOOD VILLAGE, UNIT 5, according to the map or plat thereof, as recorded in Plat Book 8, Page 29, of the Public Records of Pasco County, Florida. Property Address: 4930 Fruitwood Loop, Holiday, Florida 34690.

at a Public Sale, the Clerk shall sell the property to the highest bidder, for cash, except as set forth hereinafter, on July 13, 2021, at 11:00 a.m. at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), in accordance with Chapter 45 and Chapter 702, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: June 8, 2021.  
 By: /s/ Starlett M. Massey  
 Starlett M. Massey  
 Florida Bar No. 44638  
 Jennifer L. Coddling  
 Florida Bar No. 87227  
 Massey Law Group, P.A.  
 P.O. Box 262  
 St. Petersburg, Florida 33731-0262  
 (813) 868-5601 (Tel)  
[smassey@masseylawgroup.com](mailto:smassey@masseylawgroup.com)  
[service@masseylawgroup.com](mailto:service@masseylawgroup.com)  
 Attorneys for Regions Bank  
 June 18, 25, 2021 21-00941P

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.:**  
**51-2019-CA-001018-CAAX-WS**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**EDWARD GODFREY A/K/A EDWARD G. GODFREY; REGINA JENULEWICZ A/K/A REGINA M. JENULEWICZ; UNKNOWN SPOUSE OF EDWARD GODFREY A/K/A EDWARD G. GODFREY; UNKNOWN SPOUSE OF REGINA JENULEWICZ A/K/A REGINA M. JENULEWICZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of June 2021, and entered in Case No. 51-2019-CA-001018-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and EDWARD GODFREY A/K/A EDWARD G. GODFREY; REGINA JENULEWICZ A/K/A REGINA M. JENULEWICZ; UNKNOWN SPOUSE OF EDWARD GODFREY A/K/A EDWARD G. GODFREY; 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 20th day of July 2021, at 11:00 AM on PASCO County's Public Auction website: [www.pasco.realforeclose.com](http://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 119, DEER PARK UNIT ONE -B , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 108, 109 AND 110, 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 16 day of June, 2021.  
 By: /s/ Shane Fuller  
 Shane Fuller, Esq.  
 Bar Number: 100230  
 Submitted by:  
 Choice Legal Group, P.A.  
 P.O. Box 771270  
 Coral Springs, FL 33077  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL  
 FOR SERVICE  
 PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@clegalgroup.com  
 June 18, 25, 2021 21-00940P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT FOR THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 2020CA001738CAAXES**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1,**  
**Plaintiff, vs.**  
**STEVEN E. SOULE A/K/A STEVEN SOULE; UNKNOWN SPOUSE OF STEVEN E. SOULE A/K/A STEVEN SOULE; PASCO COUNTY, FLORIDA,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 10, 2021, and entered in Case No. 2020CA001738CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, is Plaintiff and STEVEN E. SOULE A/K/A STEVEN SOULE; UNKNOWN SPOUSE OF STEVEN E. SOULE A/K/A STEVEN SOULE; PASCO COUNTY, FLORIDA, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell to the highest bidder or bidders via online auction at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 a.m. on the 9th day of August, 2021, the following described property as set forth in said Final Judgment, to wit:

THE WEST 262.13 FEET OF THE EAST 524.26 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NW 1/4 OF THE NW 1/4 SECTION 22, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SUBJECT TO AN EASEMENT FOR IN-

GRESS AND EGRESS OVER AND ACROSS THE NORTH 15.0 FEET THEREOF ALL LYING AND BEING IN PASCO COUNTY, FLORIDA.

Property Address: 37134 Kinsman Drive, Zephyrhills, Florida 33541  
 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

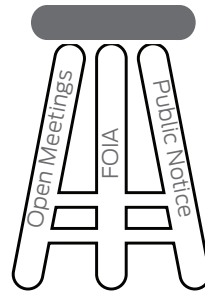
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 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 06/15/2021  
 McCabe, Weisberg & Conway, LLC.  
 By: /s/ Robert A. McLain  
 Robert A. McLain, Esq.  
 FL Bar No. 195121  
 McCabe, Weisberg & Conway, LLC  
 3222 Commerce Place, Suite A  
 West Palm Beach, Florida, 33407  
 Telephone: (561) 713-1400  
 Email: [FLpleadings@mwc-law.com](mailto:FLpleadings@mwc-law.com)  
 File No: 13-400282  
 June 18, 25, 2021 21-00932P



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



**Accessibility**



**Independence**

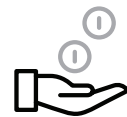


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



Newspapers remain the primary vehicle for public notice in **all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

**Stay Informed, It’s Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
[BusinessObserverFL.com](https://BusinessObserverFL.com)



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

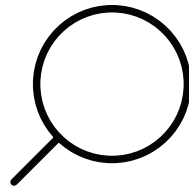


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

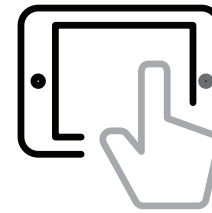
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



**Types Of Public Notices**

**Citizen Participation Notices**

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

**Commercial Notices**

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

**Court Notices**

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

**Stay Informed, It's Your Right to Know.**

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# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### Types Of Public Notices

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