## PASCO COUNTY LEGAL NOTICES

NOTICE OF PUBLIC SALE:

BAYONET SELF STORAGE,INC., (BSS), HEREBY PUBLISHED NO-TICE, AS REQUIRED BY THE FLORIDA "SELF STORAGE FACIL-ITY ACT", FLORIDA STATE STAT-UES SECTIONS:83.806 AND 83.807, THAT PUBLIC NOTICE IS HEREBY GIVEN, THAT ON THE DATE AND TIME LISTED, AND CONTINUING FROM DAY TO DAY UNTIL ALL GOODS ARE SOLD, WE WILL SELL AT PUBLIC AUCTION, THE PROP-ERTY LISTED BELOW TO SATISFY A LANDLORDS LIEN. ALL SALES ARE FOR CASH TO THE HIGHEST BIDDER AND ARE CONSIDERED FINAL, BSS RESERVES THE RIGHT TO REJECT ANY BIDS. THE PUBLIC AUCTION WILL BE HELD AT BAY-ONET SELF STORAGE, LOCATED AT 7132 STATE ROAD 52, Hudson, FLORIDA 34667.

1B7HC13Y8WJ192031 NAME

BRIEF DESC. TO BE SOLD 1. Angel Thompson Household Items

2. Bernard W Roberts HOUSEHOLD ITEMS 3. Jeremy Brower

Household Items AUCTION WILL BE HELD ON: 01-11-2021 @11:00 A.M. UNITS SUBJECT TO CHANGE

WITHOUT NOTICE Dec. 31, 2021; Jan. 7, 2022

21-01982P

### NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 01/15/2022 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida

1HGCP36898A008824 0000 box trailer. 1B4GD12T7FS676410 1985 DODG 1B4HS28Y6WF184978 1998 DODG 1G2NF12E0YM780187 2000 PONTIAC 1G6VR3170JU101495 1988 CADILLAC 2G2FV22P4S2224380

1995 PONT 3FCNF53S7XJA28918 1999 WINN

December 31, 2021

21-01983P

# 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 MJNK HCHR Consulting located at 11652 Castine St. in the County of Pasco. in the City of New Port Richey, Florida  $34654\,\mathrm{intends}$  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 23rd day of December, 2021. Iron Heart Medical, LLC

December 31, 2021

21-01984P

# OFFICIAL COURTHOUSE **WEBSITES:**

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY:

sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

> LEE COUNTY: leeclerk.org

**COLLIER COUNTY:** collierclerk.com

HILLSBOROUGH COUNTY:

hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY:

polkcountyclerk.net

**ORANGE COUNTY:** myorangeclerk.com

Check out your notices on: floridapublicnotices.com



#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512021CP001568CPAXES IN RE: ESTATE OF ESTELLA T. BARTHLE,

**Deceased.**The administration of the estate of ES-TELLA T. BARTHLE, deceased, whose date of death was August 8,. 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, Suite 104 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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: December 31, 2021.

Signed on this 23rd day of December,

LISA B. FAGAN Personal Representative 27850 Bayhead Road

Dade City, FL 33523 CHRISTOPHER DINGMAN Attorney for Persnal Representative Florida Bar No. 103280 BUCHANAN INGERSOLL & ROONEY PC 401 East Jackson Street, Suite 2400 Tampa, FL 33602 Telephone: (813) 222-2081 Email: christopher.dingman@bipc.com Dec. 31, 2021; Jan. 7, 2022

21-01978P

## FIRST INSERTION

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

CIVIL DIVISION CASE NO. 51-2018-CA-1286-ES SADDLEBROOK RESORT CONDOMINIUM ASSOCIATION,

Plaintiff, vs. TIMOTHY JAY WILLIAMS. JOHN DOE AND JANE DOE AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,

Defendants, Notice is hereby given that pursuant to the Amended Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida, described

Unit 926C AND 928C, Cluster SADDLEBROOK CONDO-MINIUM NO. 3, According to the Declaration thereof as recorded in OR. Book 1167, page 578 through 658 and Third Amendment thereto as recorded in OR. Book 1353, page 1400 and amendments thereto and as further described in Plat Book l, page10 together with a non-exclusive easement for ingress and egress over and across the land described in O.R. Book 821. page 1006 and in O.R. Book 839, page 1763, inclusive of the Public Records of Pasco County, Florida; together with an undivided interest in the common elements

appurtenant thereto. at public sale, to the highest and best bidder for cash, at www.pasco. realforeclose.com at 11:00 a.m., on the 15th day of February, 2022.

DATED this 27th day of December,

FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #0012798 5530 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff

Dec. 31, 2021; Jan. 7, 2022

21-01970P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-1745 ES IN RE: ESTATE OF MILTON BERRY STEWART, aka MILTON STEWART

Deceased. The administration of the estate of MIL-TON BERRY STEWART, also known as MILTON STEWART, deceased, whose date of death was August 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: December 31, 2021.

#### DEMETRIA ANDERSON Personal Representative

17453 Balmaha Drive Land O Lakes, FL 34638 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Dec. 31, 2021; Jan. 7, 2022

21-01980P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-1259 ES IN RE: ESTATE OF JOHN JAMES KENNEDY. aka JOHN J. KENNEDY

Deceased. The administration of the estate of JOHN JAMES KENNEDY, also known as JOHN J. KENNEDY, deceased, whose date of death was May 1, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below. All creditors of the decedent and 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 31, 2021.

### JOHN JAMES KENNEDY, JR. Personal Representative

117 Hill Drive NE Abingdon, VA 24210 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Dec. 31, 2021; Jan. 7, 2022

21-01979P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-1828 IN RE: ESTATE OF FRED P. STARK

Deceased. The administration of the Estate of Fred P. Stark, deceased, whose date of death was January 24, 2020 is pending in the Circuit Court for Pasco County, Florida Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 31, 2021.

## Personal Representative: Tammy L. Coe 10135 Belgrave Road

Tampa, Florida 33626 Attorney for Personal Representative: John M. Sakellarides Attorney for Personal Representative Florida Bar No. 935107 Herdman & Sakellarides, P.A. 29605 U.S. Hwy 19 North, Suite 110 Clearwater, FL 33761 Telephone: (727) 785-1228 E-mail: john@herdsaklaw.com Dec. 31, 2021; Jan. 7, 2022

21-01985P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-1936-WS Section J IN RE: ESTATE OF

KATHRYN ELIZABETH WHITE AKA KATHRYN E. WHITE Deceased.

The administration of the estate of Kathryn Elizabeth White aka Kathryn E. White, deceased, whose date of death was July 1, 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 SER-VICE 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 WITH-IN 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 PUBLICA-TION OF THIS NOTICE IS DECEM-BER 31, 2021..

Personal Representative: Gerard W. White, Jr. 1710 Weston Road

Hopkins, SC 29061 Attorney for Personal Representative: David C. Gilmore, Esq. 11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111

Dec. 31, 2021; Jan. 7, 2022 21-01987P FIRST INSERTION

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

DIVISION CASE NO. 2019CA001135CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12. Plaintiff, vs.

STEPHEN G. SHEA, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2021 in Civil Case No. 2019CA001135CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12 is Plaintiff and STEPHEN G. SHEA, et al., are Defendants, the Clerk of Court. NIKKI ALVAREZ-SOWLES. ESQ., will sell to the highest and best bidder for cash electronically at www. pasco realforeclose com in accordance with Chapter 45, Florida Statutes on the 18th day of January, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 1, BLOCK 8, OF MEADOW

POINTE PARCEL 18, UNITS 1 AND 3, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 37 PAGE 95 OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 18-01973-4 Dec. 31, 2021; Jan. 7, 2022

21-01975P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO FILE NO .:

51-2021-CP-001998-CPAXWS IN RE: ESTATE OF ELMER MILES III Deceased.

The administration of the estate of ELMER MILES III, deceased, whose date of death was November 4, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 51-2021-CP-001998-CPAXWS: the address of which is 7530 Little Road, New Port Richey, FL 34654.

The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or un-

liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S  ${\tt DATE\ OF\ DEATH\ IS\ BARRED}.$ THE DATE OF FIRST PUBLICA-

TION OF THIS NOTICE IS DECEM-BER 31, 2021.

Petitioners LISA M. ELLIOTT 8137 Bayside Dr. Pasadena, MD 21122 DINA M. MILES BRESLIN 320 Early Pride Court Pasadena, MD 21122

Attorneys for Petitioners D. Michael Lins, Esquire Florida Bar No. 435899 Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com Dec. 31, 2021; Jan. 7, 2022

21-01981P

# 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. 2019CA002657CAAXES Freedom Mortgage Corporation,

Plaintiff, vs. LAURI L. DOWNS, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA002657CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LAURI L. DOWNS; Any and All Unknown Parties Claiming By, Through, Under, or 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; Unknown Tenant whose name is fictitious to account for parties in possession are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 25th day of January, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 24. LAKE DOROTHEA GROVE PLAT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 20, PUBLIC RECORDS OF PASCO

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

unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept,. Pasco County Government Center, 7530 Little Rd., New Port Richev, 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 accom-modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 21st day of December, BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6061 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBv Amanda Driscole, Esq. Florida Bar No. 85926 File # 20-F01809 Dec. 31, 2021; Jan. 7, 2022

21-01967P

#### 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. 2019CA001976CAAXES TOWD POINT MASTER FUNDING TRUST REO, BY U.S. BANK TRUST 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 CHERYL G. CHASE A/K/A CHERYL CHASE, DECEASED, et al. Defendant(s).

OTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 04, 2020, and entered in  $2019\mathrm{CA001976CAAXES}$  of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein TOWD POINT MASTER FUND-ING TRUST REO, BY U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and THE  $\,$ UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHERYL G. CHASE A/K/A CHERYL CHASE, DECEASED; HEATHER STAPLETON 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 January 19, 2022, the following described property as set forth in said Final Judgment, to wit:

TRACT 83, WILLIAMS DOUBLE BRANCH ESTATES, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 106 THROUGH 112, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1998 TRIPLE-WIDE MOBILE HOME CON-

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP001836 IN RE: ESTATE OF ALICE J. EDMONDS Deceased.

The administration of the estate of Alice J. Edmonds, deceased, whose date of death was September 22, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 December 31, 2021.

> **Personal Representatives:** Manfred H. Von Ehrenfried 13535 Plantation Lake Circle Hudson, Florida 34669 Frederick K. von Ehrenfried

9749 Rancho Dr. Fort Worth, Texas 76244 Attorney for Personal Representatives: Melissa D. Lazarchick, Attorney Florida Bar Number: 043696 Joseph C. Kempe, P. A. 941 N. Highway A1A Jupiter, Florida 33477 Telephone: (561) 747-7300 Fax: (561) 747-7722 E-Mail: mlazarchick@kempelaw.com Secondary E-Mail: cengvalson@kempelaw.com

Dec. 31, 2021; Jan. 7, 2022

21-01986P

**HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option

TAINING VIN#'S JACFL19205A AND JACFL19205B AND JAC-FL19205C Property Address

30313 CHAPEL DR, WESLEY CHAPEL, FL 33545

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

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 transporta-

tion services.

Dated this 27 day of December, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com

By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com Dec. 31, 2021; Jan. 7, 2022

21-01976P

## FIRST INSERTION

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

CASE NO. 2020CA000122CAAXWS MIDFIRST BANK Plaintiff, v. UNKNOWN SPOUSE OF

MARY MORSE A/K/A MARY H. MORSE; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MARY MORSE A/K/A MARY H. MORSE; BEACON SQUARE CIVIC ASSOCIATION, INC.

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 16, 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 699, BEACON SQUARE UNIT 7-A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 3532 KINGSBURY DR,

HOLIDAY, FL 34691-1413 at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on January 20, 2022

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 appear-

ance is less than seven days. Dated at St. Petersburg, Florida this 21 day of December, 2021. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 111120069 Dec. 31, 2021; Jan. 7, 2022

21-01969P

## FIRST INSERTION

PASCO COUNTY

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 51-2018-CA-003457-WS

Division J3 SELECT PORTFOLIO SERVICING,

Plaintiff, vs.

UNKNOWN TRUSTEE OF THE CHRISTOPHER J. SOANES AND BEVERLY E. SOANES REVOCABLE TRUST, UNKNOWN BENEFICIARIES OF THE CHRISTOPHER J. SOANES AND BEVERLY E. SOANES REVOCABLE TRUST, RIVERSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC., CAPITAL ONE BANK (USA), N.A., AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 16, 2021, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 62, RIVER SIDE VILLAGE, UNIT 4, PHASE 2, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 28 AND 29, PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

and commonly known as: 4414 GEN-ESEE LANE, NEW PORT RICHEY, FL 34655; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.

realforeclose.com, on January 20, 2022 at 11:00 A.M..

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

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

Dated this 23rd day of December, 2021

By: /s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff

Invoice to: Laura E. Noyes (813) 229-0900 x1515 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 246300/1807017/wll Dec. 31, 2021; Jan. 7, 2022

21-01973P

#### 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.: 2020CA001754CAAXES WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-S2, ILIANA M. DUENAS A/K/A ILIANA DUENAS;ADA LLAUGER

QUINTANA; 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 10, 2021 in Civil No. 2020CA001754CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County. wherein, WILMINGTON TRUST NATIONAL ASSOCIATION. AS SUCCESSOR TRUSTEE TO CI-TIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-S2 is the Plaintiff, and ILIANA M. DUENAS A/K/A ILIANA DUENAS; ADA LLAUGER QUIN-TANA; DISCOVER BANK; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN 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 January 24, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1197 AND NORTH ONE-HALF OF LOT 1198 IN FOR-EST HILLS, UNIT TWENTY, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 10, PAGE 51, PUBLIC RECORDS OF PAS-CO 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. 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 transporta-

Dated this 22 day of December, 2021. ALDRIDGE | PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: (844) 470-8804 Facsimile: (561) 392-6965 By: Digitally signed by Zachary Ullman Date: 2021-12-22 11:24:37 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1991-4303R Dec. 31, 2021; Jan. 7, 2022

21-01966P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE No. 2021CA000725CAAXWS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH **CERTIFICATE TRUST 1997-6,** Plaintiff.

#### CYNTHIA J. POTTER AKA CYNTHIA JEAN POTTER, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA000725CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MAN-UFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE THROUGH CERTIFICATE TRUST 1997-6, Plaintiff, and, CYNTHIA J. POTTER AKA CYNTHIA JEAN POT-TER, et. al., are Defendants, Clerk of the Circuit Court, 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 20th day of January, 2022, the following described property:

LOT 48, OF HUDSON ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 73, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1997 LIMITED MANUFACTURED HOME, BEARING SERI-AL#: FLA14611849; TITLE#:

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

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 Richev, 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 transporta-

DATED this 23rd day of December.

GREENSPOON MARDER LLP TRADE CENTRE SOUTH. SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: karissa.chin-duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472

32875.2063 / AJBruhn

Dec. 31, 2021; Jan. 7, 2022

## 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. 2020CA000129CAAXES Truist Bank, successor by merger to SunTrust Bank, Plaintiff, vs.

Ajmal Rahman a/k/a Ajml Rahman, **Defendants** 

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA000129CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank is the Plaintiff and Ajmal Rahman a/k/a Aiml Rahman: Nathalie Rahman a/k/a Rathalie Rahman; Saddlebrook Resort Condominium Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose. com, beginning at 11:00AM on the 2nd day of February, 2022, the following described property as set forth in said Final Judgment, to wit:

UNIT NOS. 114C AND 116C, SADDLEBROOK CONDO-MINIUM NO.1, ACCORD-ING TO THE DECLARATION THEREOF AS FILED IN O.R. BOOK 1095, PAGE 1463 AND ANY AMENDMENTS MADE THERETO AND AS RE-CORDED IN CONDOMINIUM PLAT BOOK 19, PAGES 56 THROUGH 61, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND DE-SCRIBED IN O.R. BOOK 821,

PAGE 1006 AND IN O.R. BOOK 839, PAGE 1763, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH UNDIVIDED INTER-EST IN THE COMMON EL-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 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 22nd day of December,

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309  $\,$ Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com /s/ Julie York Julie York, Esq. Florida Bar No. 55337 File # 18-F02055 Dec. 31, 2021; Jan. 7, 2022

21-01968P

## FIRST INSERTION

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

CASE NO. 2019CA003852CAAXWS UNION HOME MORTGAGE CORP.,

Plaintiff, vs. JANE E. STANLEY, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 10, 2021, and entered in 2019CA003852CAAXWS of the Cir-

cuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNION HOME MORTGAGE CORP. is the Plaintiff and JANE E STANLEY; THOUSAND OAKS EAST PHASE 5 HOMEOWNER'S ASSO-CIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PAS-

CO COUNTY BOARD OF COUNTY COMMISSIONERS; OAKS MASTER ASSOCIATION. INC.; UNKNOWN TENANT #1 N/K/A BRADEN DUST 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 January 18, 2022, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 15, THOUSAND

OAKS EAST PHASE V, TO-GETHER WITH A PORTION OF TRACT D AS DESCRIBED IN OFFICIAL RECORDS BOOK 8730, PAGE 2063, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE(S) 45 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9881 TRUM-

PET VINE LOOP, TRINITY, FL

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. 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 21 day of December, 2021. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-054405 - ViT Dec. 31, 2021; Jan. 7, 2022

21-01977P

**HOW TO PUBLISH YOUR** 

CALL 941-906-9386 e-mail legal@businessobserverfl.com

#### FIRST INSERTION

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

Case No.: 2018CA003669 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-72, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-72, Plaintiff, v.

RICHARD BLOOM; UNKNOWN SPOUSE OF RICHARD BLOOM; GERARD ARGENTO: CHRISTINE ARGENTO AKA CHRISTINE L ARGENTO; SUNTRUST BANK; GULF LANDINGS ASSOCIATION, INC.; GULF HARBORS BEACH CLUB, INC.; NEW CREM FLORA, INC.; LINDRICK SERVICE CORPORATION; FLORIDA GOVERNMENTAL UTILITY AUTHORITY; PASCO COUNTY; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAYING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED;

NOTICE OF ACTION

FOR PUBLICATION

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA.

Case No.:

51-2021CA002533CAAXWS/H

RONALD C. VINCENT II, as Successor Trustee of the RONALD

VINCENT REVOCABLE LIVING

TRUST dated January 11, 2018

PERSONS claiming an interest

through or by conveyance, transfer,

assignment, succession, or otherwise

under ERNEST P. KOCHER and/or

ANY AND ALL UNKNOWN

Petitioner, vs.

# UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendants. To the following Defendant(s): UNKNOWN TENANT #1 5925 SEASIDE DR., NEW PORT RICHEY, FL 34652 UNKNOWN TENANT #2 5925 SEASIDE DR.,

NEW PORT RICHEY, FL 34652 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 226, GULF HARBORS SEA FOREST, UNIT 3-A, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 66-67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5925 Seaside Dr., New Port

Richey, FL 34652

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 33324on or before 02/07/2022, 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 Richev. FL. 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richev. 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 22 day of December,

> Nikki Alvarez-Sowles, Esq., Clerk & Comptroller As Clerk of the Court By: J.R. Sorrell As Deputy Clerk

Dec. 31, 2021; Jan. 7, 2022

21-01974P

## either before service on Plaintiffs FIRST INSERTION

CECIL E. KOCHER, husband and wife, deceased. Defendants.

TO: ANY AND ALL UNKNOWN PER-SONS claiming an interest through or by conveyance, transfer, assignment, succession, or otherwise under ER-NEST P. KOCHER and/or CECIL E. KOCHER, husband and wife, deceased.

YOU ARE NOTIFIED that an Action for Declaratory Relief has been filed against you and you are required to serve a copy of your written defenses, if any, on CEDRIC P. HAY, Esq., Plaintiff's attorney, whose address is 12300 U.S. Highway 19, Hudson, Florida 34667, on or before

the 21st day of February, 2022 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.

DATED this 22nd day of December, 2021.

Nikki Alvarez-Sowles, Esq., Clerk & Comptroller Print Name As Clerk of the Court By: J.R. Sorrell As Deputy Clerk

21-01972P

# Dec. 31, 2021; Jan. 7, 14, 21, 2022

# **SUBSEQUENT INSERTIONS**

#### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000092TDAXXX

NOTICE IS HEREBY GIVEN, That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was essed are as follows:

Certificate #: 1707073 Year of Issuance: 06/01/2018 Description of Property: 27-24-16-0130-00A00-0060 SUNSET ESTATES PB 5 PG 165 LOT 6 BLOCK A OR 4844 PG 586

Name(s) in which assessed:

PAUL J SOPRANO JR All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022

21-01886P

## THIRD INSERTION

Notice of Application for Tax Deed 2019XX000331TDAXXX

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1507542 Year of Issuance: 06/01/2016 Description of Property: 34-24-16-0510-00000-1540 GARDEN TERRACE SUB SEC-TION 3 UNREC PLAT LOT 154 DESC AS COM AT SW COR OF SEC 34 TH ALG SOUTH LINE OF SEC S89DEG 05' 06"E 1171.00 FT TH NOODEG 42' 06"E 892.97 FT FOR POB TH CONT NOODEG 42'06"E 45.00 FT TH S89DEG 05'06"E 136.39 FT TH S00DEG 17'51"W 45.00 FT TH N89DEG 05'06"W 136.71 FT TO POB;WEST 25 FT THERE-OF SUBJECT TO RD R/W EASEMENT; EAST 6 FT SUB-JECT TO DRAINAGE/UTILITY EASEMENT & LOT 155 DESC AS: COM SW COR SEC TH ALG S LN SEC S89DEG 05'06"E 1171 FT TH N00 DEG 42'06"E 847.97 FT FOR POB TH NOODEG 42'06"E 45 FT TH S89DEG 05'06"E 136.71 FT TH S00DEG 17'51"W 45 FT TH N89 DEG 05'06"W 137.03 FT TO POB WEST 25 FT THEREOF SUBJ TO ESMT FOR PUBLIC RD R/W OR 5918 PG 670 OR 7711 PG 906 OR 5246 PG 1746 OR 7711

Name(s) in which assessed: DON WITHEY

PG 908

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000137TDAXXX NOTICE IS HEREBY GIVEN,

That FIG FL18 LLC FCM AS CUSTODIAN FOR, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707431 Year of Issuance: 06/01/2018 Description of Property: 36-24-16-0060-00000-0660 PARKWOOD ACRES UNIT ONE UNREC PLAT TRACT 66 DESC AS: COM AT SE COR OF SEC TH N89DEG17' 34"W ALG S LINE OF SEC 200 FT TH NOODEG59' 56"E 1325 FT FOR POB TH N00DEG59' 56"E 100 FT TH N89DEG17' 34"W 175 FT TH S00DEG59' 56"W 100 FT TH S89

OR 8787 PG 3023 Name(s) in which assessed:

JOHN W HAGERMAN All of said property being in the County of Pasco, State of Florida

DEG17'34"E 175 FT TO POB OR

5675 PG 508 OR 8787 PG 3021

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00

November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000103TDAXXX NOTICE IS HEREBY GIVEN,

That FIG FL18 LLC FCM AS CUSTODIAN FOR, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707800 Year of Issuance: 06/01/2018 Description of Property: 09-25-16-0760-00000-1420 PINELAND PARK UN-REC PLAT LOT 142 BEING A POR OF TRACT 38 OF PORT RICHEY LAND COM-PANY SUB PB 1 PG 61 LOT 142 DESC AS COM AT SE COR OF SAID TR 38 TH S89DEG59'08"W 106.53 FT TH NoDEG21'13"E 331.24 FT FOR POB TH N89DEG51'58"W 75 FT TH NoDG 21'13"E 110 FT TH S89DG51'58"E 75 FT TH S0DEG21'13"W 110 FT TO POB S 25 FT & E 25 FT SUBJ TO ESMT FOR PUBLIC RD R/W & UTILITIES & N 10 FT & W 6 FT THEREOF SUBJ TO ESMT FOR DRAINAGE & UTILITIES OR 7452 PG 1330

Name(s) in which assessed: JEFFREY G HIGGINS

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00

November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01892P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000106TDAXXX

NOTICE IS HEREBY GIVEN, That JOHN WALLACE KELLEY, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was ssessed are as follows: Certificate #: 1700430

Year of Issuance: 06/01/2018 Description of Property: 03-24-21-0020-00100-0900 HILLCREST MANOR PB 4 PG 88 NORTH 100 FT OF SOUTH 610 FT EXC RD R/W OR 590 PG  $\,$ 

Name(s) in which assessed: ESTATE OF BARNEY SMITH All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01895P

#### SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-1832-WS Division J IN RE: ESTATE OF JOSEPH FRANCIS HAIN

**Deceased.**The administration of the estate of Joseph Francis Hain, deceased, whose date of death was August 12, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is December 24, 2021.

Personal Representative: Mary Ĉ. Hain 8736 SE 165th Mulberry Lane, PMB 180

The Villages, Florida 32162 Attorney for Personal Representative:

David A. Hook, Esq. Email Address: courtservice@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652

December 24, 31, 2021

**HOW TO PUBLISH YOUR** IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County

name from the menu option or e-mail legal@businessobserverfl.com



#### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000107TDAXXX NOTICE IS HEREBY GIVEN, That JOSEPH LEWIS GREEN BEAR PROPERTIES, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706225 Year of Issuance: 06/01/2018 Description of Property: 21-25-17-0110-19500-0270 MOON LAKE ESTATES UNIT 11 PB 5 PGS 141-143 LOTS 27-30 INCL BLK 195 OR 740 PG 1069 Name(s) in which assessed

EVELYN E SCHMADL EST OF JACK J HENRY ROBERT W HENRY

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022

21-01896P

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021CP2016WS IN RE: ESTATE OF LILLIAN PREDDICE/ aka LILLIAN J. PREDDICE,

Deceased.
The administration of the estate of LIL-LIAN PREDDICE, also known as LIL-LIAN J. PREDDICE, deceased, whose date of death was August 10, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: December 24, 2021.

Signed on this 18 day of November, 2021.

## REGINA WIGGINS Personal Representative 3280 Masonville Loop Holiday, FL 34691

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 December 24, 31, 2021 21-01956P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000068TDAXXX NOTICE IS HEREBY GIVEN, That TI770 TI-770 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

Certificate #: 1705811 Year of Issuance: 06/01/2018 Description of Property: 10-25-17-0050-06800-0110 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 11 & 12 BLOCK 68 OR 1712

assessed are as follows:

PG 556 Name(s) in which assessed: SANDRA MAXSON ANTHONY VAINISI III All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01882P

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 21-CP-1829 Division Probate IN RE: ESTATE OF THOMAS JOSEPH LOTZ,

Deceased. The administration of the estate of THOMAS JOSEPH LOTZ, deceased, whose date of death was March 13, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWTHSTANDING 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 December 24, 2021. Signed on this 1st day of November,

#### KAREN S. LOTZ Personal Representative 12310 Northwinder Row

Hudson, FL 34667 Kole J. Long, Esq. Attorney for Personal Representative Florida Bar No. 99851 Special Needs Lawyers, PA 901 Chestnut Street, Suite C Clearwater, FL 33756 Telephone: (727) 443-7898 Email: Kole@specialneedslawyers.com Email: Jennifer@specialneedslawyers.com

December 24, 31, 2021

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000105TDAXXX NOTICE IS HEREBY GIVEN,

CUSTODIAN FOR, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707544 Year of Issuance: 06/01/2018 Description of Property: 02-25-16-0090-00800-0320 GRIFFIN PK UNIT 1 B 4 P 36-36A LOTS 32 & 31 BLK 8 RB 959 PG 822 OR 8881 PG 183 Name(s) in which assessed: RICHARD A WOOD

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denise Belasic Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01894P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021CP002122CPAXWS Division PROBATE IN RE: ESTATE OF RONALD DOUGLAS BARNEIT Deceased.

The administration of the estate of Ronald Douglas Barnett, deceased, whose date of death was March 21, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 December 24, 2021.

#### **Personal Representative:** Hunter Barnett 17910 Kelly Blvd. Apt 151 Dallas, Texas 75287

Attorney for Personal Representative: Albert Stickley, III Attorney Florida Bar Number: 51605 737S. Indiana Avenue, Suite A Englewood, Florida 34223 Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@sticklevlaw.com Secondary E-Mail: info@stickleylaw.com 21-01946P December 24, 31, 2021

#### THIRD INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2021XX000100TDAXXX NOTICE IS HEREBY GIVEN, That VICTOR BENNETT, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

sessed are as follows: Certificate #: 1500306 Year of Issuance: 06/01/2016 Description of Property: 26-23-21-0030-00B00-0290 SMITH SUB R/P PB 5 PG 46 LOT

Name(s) in which assessed: ANNIE M BURKS MAMIE JOHNSON

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

on January 20, 2022 at 10:00 am. November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01891F

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-21-CP-2065-WS Section J IN RE: ESTATE OF ROBERT ALAN PIERCE AKA ROBERT PIERCE

Deceased. The administration of the estate of Robert Alan Pierce aka Robert Pierce, deceased, whose date of death was August 29, 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 SER-VICE 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 WITH-IN 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 PUBLICA-TION OF THIS NOTICE IS DECEM-BER 24, 2021.

## Personal Representative: Bonnie Pierce 903 Blanchard Street SW

Wyoming, MI 49509 Attorney for Personal Representative: David C. Gilmore, Esq. 11169 Trinity Blvd. Trinity, FL 34655 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111 December 24, 31, 2021 21-01944P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000092TDAXXX NOTICE IS HEREBY GIVEN, That TLKK LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

assessed are as follows: Certificate #: 1700259 Year of Issuance: 06/01/2018 Description of Property: 24-23-21-0070-00200-0040 SUB W1/2 TR 10 PB 2 PG 36 LOTS 4 5 & 6 BLOCK 2 OR 5964 PG 94

Name(s) in which assessed: JUAN J CASTILLO All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01887P

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-1961-WS Division I IN RE: ESTATE OF LAWRENCE J. CORR Deceased.

The administration of the estate of Lawrence J. Corr, deceased, whose date of death was September 12, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 December 24, 2021.

## Personal Representative: Rita Grabbe 4257 Richmere Drive

New Port Richey, Florida 34652Attorney for Personal Representative: David A. Hook, Esq. Email Address: courtservice@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 December 24, 31, 2021 21-01958P

## SECOND INSERTION

Notice of Public Sale

The following personal property of TERRY JAMES ELLIS and JAMES DANIEL SPAYDE, if deceased any unknown heirs or assigns, will, on January 10, 2022, at 10:30 a.m., at 40703 Stewart Road, Lot 73, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1999 FORD MOTOR COACH, VIN: 3FCNF53S7XJA30460, TITLE NO.: 0113307016 and all other personal property located therein PREPARED BY:

Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail,

Sarasota, Florida 34236 December 24, 31, 2021

SECOND INSERTION

21-01947P

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-002004

**Division: Probate** IN RE: ESTATE OF PRISCILLA HOPE YARN (A/K/A PRISCILLA H. YARN  $\mathbf{A}/\mathbf{K}/\mathbf{A}\ \mathbf{PRISCILLA}\ \mathbf{YARN})$ Deceased.

The administration of the estate of Priscilla Hope Yarn (a/k/a Priscilla H. Yarn a/k/a Priscilla Yarn), deceased, whose date of death was October 4, 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 TIME 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 24, 2021.

## Personal Representative: Wayne Charles Cornish 4323 Whittner Drive Land O'Lakes, Florida 34639

Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 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 AMullins@BellLawFirmFlorida.com December 24,31,2021 21-01955P

## SECOND INSERTION

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

CASE NO.: 2021-CA-000855 MEB LOAN TRUST IV, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, Plaintiff, vs.

ASSET TRUST HOLDINGS, LLC AS TRUSTEE OF THE WESTERLY HARGITAI LAND TRUST #4851,

Defendants.

To: WILLIAM C. HARGITAI 4851 WESTERLY DR NEW PORT RICHEY, FL 34653 LAST KNOWN ADDRESS: STATED, CURRENT ADDRESS UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal

property described as follows, to-wit:

LOT 16, SUMMER LAKES
TRACT 9, ACCORDING TO
THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 27, PAGES 141 THROUGH 152, OF THE PUBLIC RECORD OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before November 29, 2021 30 days from the

first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seal of said Court on the 19 day of October, 2021.

CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Patricia J. Richardson

 $\begin{array}{c} \text{Deputy Clerk} \\ \text{DELUCA LAW GROUP PLLC} \end{array}$ PHONE: (954) 368-1311 |

FAX: (954) 200-8649 service@delucalawgroup.com December 24, 31, 2021 21-01965P

# SECOND INSERTION

21-01959P

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

CASE NO.: 51-2020-CA-000580-CAAX-WS U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA. AS TRUSTEE. ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES

Plaintiff, vs. JEFFREY A. ROTH; ARISTIDA HOMEOWNERS' ASSOCIATION, INC.: CENTRAL BANK: WHITNEY NATIONAL BANK; DAWN M. ROTH; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 13th day of December 2021, and entered in Case 51-2020-CA-000580-CAAX-WS, of the Circuit Court of the  $6\mathrm{TH}$ 

Judicial Circuit in and for PASCO County, Florida, wherein U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCES-SOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BE-HALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORT-GAGE PASS-THROUGH CERTIFI-CATES, WMALT SERIES 2005-2 is the Plaintiff and JEFFREY A. ROTH ARISTIDA HOMEOWNERS' AS-SOCIATION, INC. CENTRAL BANK WHITNEY NATIONAL BANK DAWN M. ROTH; and UNKNOWN TENANT N/K/A TORI HOWARD IN POSSESSION OF THE SUB-JECT 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 18th day of January 2022 at 11:00 AM on PASCO County's Public Auction website: www.pasco. realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to

LOT 79, ARISTIDA PHASE

III, REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 81 THROUGH 91, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 10734 ALICO PASS, NEW PORT RICHEY, FL

34655 IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING 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 17th da of December 2021.

By: /s/ Corey Lewis, Esq. Corey Lewis, Esq., Bar Number: 72580 Submitted by:

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@clegalgroup.com

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

19-04203 December 24, 31, 2021 21-01964P

#### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000094TDAXXX NOTICE IS HEREBY GIVEN, That HMF FL B, LLC TESCO CUSTODIAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707756 Year of Issuance: 06/01/2018 Description of Property: 04-25-16-0040-0000-0120 LEISURE BEACH UNIT 1 PB 9 PG 139 LOT 12 EXC SOUTH 2 FT THEREOF OR 1942 PG 970 OR 8646 PG 3661 Name(s) in which assessed:

PAUL SOPRANO All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022

21-01888P

#### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000086TDAXXX NOTICE IS HEREBY GIVEN, That IDE, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

Certificate #: 1707880 Year of Issuance: 06/01/2018 Description of Property: 10-25-16-0260-00000-0220 BAYONET POINT HEIGHTS UNREC PARCEL 22 DESC AS EAST 50.00 FT OF WEST 150.00 FT OF N1/2 OF TRACT Name(s) in which assessed

ESTATE OF DEBORA A GUARDIANO All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01884P

#### THIRD INSERTION

Certificate #: 1704129 Year of Issuance: 06/01/2018

PG 610

Description of Property:

Name(s) in which assessed:

of Pasco, State of Florida

November 30, 2021

14-24-18-0010-00000-0240 PASCO LAKE TRAILER ES-

ESTATE OF MARY T SHIPPY

TATES PB 8 PG 9 LOT 24 OR 359

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denise Belasic

Deputy Clerk

21-01889P

on January 20, 2022 at 10:00 am.

Dec. 17, 24, 31, 2021; Jan. 7, 2022

Notice of Application for Tax Deed Notice of Application for Tax Deed 2021XX000095TDAXXX 2021XX000081TDAXXX NOTICE IS HEREBY GIVEN, NOTICE IS HEREBY GIVEN, That OWEN LEE SPENDLOVE ELF That IDE, the holder of the following TRAIL INVESTMENT, LLC, the certificates has filed said certificate for holder of the following certificates has a tax deed to be issued thereon. The filed said certificate for a tax deed to be certificate number and year of issuance, issued thereon. The certificate number the description of property, and the and year of issuance, the description of names in which it was assessed are as property, and the names in which it was assessed are as follows:

PASCO COUNTY

Certificate #: 1711608 Year of Issuance: 06/01/2018 Description of Property: 31-26-16-0150-00000-0230 BUENA VISTA MB 5 PG 96 LOT 23 OR 8970 PG 3185 Name(s) in which assessed

THIRD INSERTION

ALPHA FOOD EQUIPMENT All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

on January 20, 2022 at 10:00 am. November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic

Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01883P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000144TDAXXX NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1710865 Year of Issuance: 06/01/2018 Description of Property: 18-26-16-0380-30830-00C0 GARDENS OF BEACON SQ CONDO 4 PB 11 PGS 7-11 BLDG 3083 APT C & COMMON ELE-MENTS OR 9620 PG 2063 Name(s) in which assessed:

DAWN RAE MARIE SENENSKY All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic

Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01899P

#### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000104TDAXXX NOTICE IS HEREBY GIVEN, That FIG FL18 LLC FCM CUSTODIAN FOR, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706403 Year of Issuance: 06/01/2018 Description of Property: 21-25-17-0150-26100-0260  ${\rm MOON\ LAKE\ ESTATES\ UNIT\ 15}$ PB 6 PGS 65A-68 LOTS 26 & 27 BLOCK 261 OR 9708 PG 2202 Name(s) in which assessed: ANTHONY CARMAN

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01893P

## SECOND INSERTION

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

CASE NO. 2019CA003532CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ABFC 2005-WF1 TRUST, ABFC ASSET-BACKED **CERTIFICATES, SERIES 2005-WF1** Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RAMON TORRES A/K/A RAMON TORRES-VELAZQUEZ A/K/A RAYMOND TORRES, DECEASED; MARISOL TORRES; RAYMOND TORRES; UNKNOWN TENANT 1; UNKNOWN TENANT 2; JASMINE LAKES COMMUNITY & CIVIC ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 01, 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 490 AND THE NORTH 5 FEET OF LOT 491, JASMINE LAKES, UNIT 5-D, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA a/k/a 10536 LABURNUM DR,

PORT RICHEY, FL 34668-2919 at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on January 25, 2022 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 15 day of December, 2021.

By: Isabel López Rivera FL Bar: 1015906

eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff 1000005361 December 24, 31, 2021 21-01937P

### SECOND INSERTION

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

Case No.: 20-CA-002684

MADISON ALAMOSA HECM, LLC, Plaintiff, -vs-THE NORMAN M. RESSLER AND VIOLET D. RESSLER TRUST, DATED SEPTEMBER 27, 1990: UNKNOWN SUCCESSOR TRUSTEE OF THE NORMAN M. RESSLER AND VIOLET D. RESSLER TRUST, DATED SEPTEMBER 27, 1990; UNKNOWN BENEFICIARIES OF THE NORMAN M. RESSLER AND VIOLET D. RESSLER TRUST, DATED SEPTEMBER 27, 1990; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BEACON WOODS CIVIC

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

ASSOCIATION, INC.; UNKNOWN

TENANT 1; UNKNOWN TENANT 2,

LOT 1037, BEACON WOODS VILLAGE 5-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 89, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8513 Mill Creek Ln., Hudson, FL 34667

at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, at 11:00 a.m. on January 20, 2022.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

"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 21st day of December, 2021

/s/ Jeffrey C. Hakanson Jeffrey C. Hakanson, Esquire For the Court

JEFFREY C. HAKANSON, ESQUIRE Florida Bar No. 0061328 JAMES W. ELLIOTT Florida Bar No. 40961 Primary E-mail: Jeff@mcintyrefirm.com Secondary E-mail: JCHservice@mcintyrefirm.com McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A. 500 E. Kennedy Blvd., Suite 200 Tampa, Florida 33602 813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff December 24, 31, 2021 21-01954P

#### SECOND INSERTION

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

512013CA005291CAAXES U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT MATTHEW D. BATCHO A/K/A MATT BATCHO, GINA M. BATCHO A/K/A/ GINA

LETO-BATCHO, WHITBURN LLC AS TRUSTEE ONLY, UNDER THE PC 14-724 LAND TRUST, REGIONS BANK SUCCESSOR BY MERGER TO AMSOUTH BANK, STAGECOACH PROPERTY OWNERS ASSOCIATION, INC., , AND UNKNOWN TENANTS/

Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 19, 2021, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 4, BLOCK 3, STAGECOACH VILLAGE, PARCEL 4, PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THERE-OF DESCRIBED IN PLAT BOOK 36, AT PAGES 133-135, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA and commonly known as: 24902 GUN

SMOKE DR, LAND O LAKES, FL 34639; including the building, appur-

tenances and fixtures located therein at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on March 2, 2022 at 11:00 A.M..

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

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

Dated this 16th day of December, 2021.

By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff

Invoice to: Ryan Sutton (813) 229-0900 x 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327878/1670258/wll December 24, 31, 2021 21-01940P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2020CA002672CAAXWS

MADISON ALAMOSA HECM, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PAUL A. GENEST, DECEASED; DIANA LEE FRAZIER AND UNKNOWN SPOUSE OF DIANA LEE FRAZIER; PAULINE LYNAH AND UNKNOWN SPOUSE OF PAULINE LYNAH; NANCY MAZZEO AND UNKNOWN SPOUSE OF NANCY MAZZEO. 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 DIANA LEE FRAZIER AND UNKNOWN SPOUSE OF DIANA LEE FRAZIER; PAULINE LYNAH AND UNKNOWN SPOUSE OF PAULINE LYNAH: NANCY MAZZEO AND UNKNOWN SPOUSE OF NANCY MAZZEO; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN

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

TENANT 1; UNKNOWN TENANT 2,

LOT 361, ORANGEWOOD VII.-LAGE UNIT SEVEN, ACCORD-ING TO PLAT THEREOF RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLOR-IDA, PLAT BOOK 8, PAGE 51.

Property Address: 2520 CHAN-CERY DR., HOLIDAY, FL 34690 at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, at 11:00 a.m. on January 20, 2022.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

"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 21st day of December, 2021

/s/ Jeffrey C. Hakanson Jeffrey C. Hakanson, Esquire For the Court JEFFREY C. HAKANSON, ESQUIRE

Florida Bar No. 0061328 JAMES W. ELLIOTT Florida Bar No. 40961 Primary E-mail: Jeff@mcintyrefirm.com Secondary E-mail: JCHservice@mcintyrefirm.com McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A. 500 E. Kennedy Blvd., Suite 200 Tampa, Florida 33602 813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff December 24, 31, 2021 21-01953P

## SECOND 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. 2020CA002681CAAXES

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

**Defendant**(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 13, 2021, and entered in Case No. 2020CA-002681CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and HAROLD E. SPRADLIN; UNKNOWN TENANT NO. 1: UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, 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 February 14, 2022, the following described property as set forth in said Order or

Final Judgment, to-wit:

LOT 30, SUNSET ESTATES I,

ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 14. PAGE 124, PUBLIC RECORDS OF PASCO COUNTY, FLORI-

DA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 PROVID-ED HEREIN.

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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED 12/15/21.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1496-176540 / BJB December 24, 31, 2021 21-01952P NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2015-CA-000467 WS  ${\bf DIVISION:J3/J7}$ 

SELENE FINANCE LP, Plaintiff, vs. BLACK POINT ASSETS, INC. A FLORIDA CORPORATION AS TRUSTEE UNDER THE 3540 JACKSON DRIVE LAND TRUST DATED JANUARY 1, 2014, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 30, 2021 and entered in Case No. 51-2015-CA-000467 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County. Florida in which Selene Finance LP. is the Plaintiff and Black Point Assets. Inc. a Florida Corporation as Trustee under the 3540 Jackson Drive Land Trust dated January 1, 2014, Abraham Warren, Maria A. Raknes a/k/a Maria Raknes a/k/a Maria A. Paugh-Raknes, The Unknown Beneficiaries of the 3540 Jackson Drive Land Trust dated January 1, 2014, United States of America, Secretary of Housing and Urban Development, United States of America, Unknown Party #1 nka Mailyn Ledesma, Unknown Party #2 nka Danny Ledesma, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.pasco.realforeclose. com, Pasco County, Florida at 11:00 am on the January 4, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 1391, ALOHA GARDENS, UNIT 11A, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11,

SECOND INSERTION PAGE 117-118 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

> A/K/A 3540 JACKSON DR. HOL-IDAY, FL 34691 Any person claiming an interest in the surplus from the sale, if any, other than

> the property owner as of the date of the Lis Pendens must file a claim 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. vou are entitled, at no cost to you, to the provision of certain assistance. Please contact:

> Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide trans-

portation 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 21 day of December, 2021.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski

Florida Bar #96533 Justin Swosinski, Esq. CT - 14-165935 December 24, 31, 2021 21-01951P

### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000089TDAXXX NOTICE IS HEREBY GIVEN, That DAVID DIBARTOLOMEO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1708145 Year of Issuance: 06/01/2018 Description of Property: 12-25-16-0090-05400-0190 GRIFFIN PK B 2 P 78 & 78A LOT 19 BLOCK 54 OR 9591 PG 3450 Name(s) in which assessed: TAX EASE FL REO LLC

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Dec. 17, 24, 31, 2021; Jan. 7, 2022

21-01885P

#### THIRD INSERTION

Notice of Application for Tax Deed 2021XX000138TDAXXX NOTICE IS HEREBY GIVEN, That TAX RELIEF ANGELS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707312 Year of Issuance: 06/01/2018 Description of Property: 34-24-16-0060-00000-0480 FLORESTATE PARK UNIT 1 PB  $7\,\mathrm{PG}\,10\,\mathrm{LOT}\,48\,\mathrm{OR}\,8935\,\mathrm{PG}\,3409$ Name(s) in which assessed:

ESTATE OF CURTIS DAVIS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am.

November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01898P

## SECOND INSERTION

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

CASE NO. 51-2020-CA-001900 WS WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs.

PATRICIA MONTEMURNO A/K/A PATRICIA M. MONTEMURNO F/K/A PATRICIA M. VALENTINE, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 13, 2021, and entered in 51-2020-CA-001900 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB,  $\mathrm{D/B/A}$  CHRIS-TIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and PATRICIA MON-TEMURNO A/K/A PATRICIA M. MONTEMURNO F/K/A PATRICIA M. VALENTINE; PAUL M. MONTE-MURNO; SUMMER LAKES TRACT 9 HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on January 11, 2022, the following described property as set forth in said Final Judg-

LOT 58, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 27, PAGES 141-152 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7036 MAIDSTONE CT,

NEW PORT RICHEY, FL 34653 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031

## IMPORTANT

AMERICANS WITH DISABILI-TIES 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 transporta-

Dated this 13 day of December, 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:  $\S\Ashley Bruneus$ Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 19-402724 - CaB December 24, 31, 2021 21-01943P

## SECOND 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. 2020CA002681CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

HAROLD E. SPRADLIN: **UNKNOWN TENANT NO. 1**; **UNKNOWN TENANT NO. 2:** and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 13, 2021, and entered in Case No. 2020CA002681CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and HAR-OLD E. SPRADLIN; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN CLAIMING INTER-ESTS 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 February 14, 2022 , the following de-

scribed property as set forth in said Order or Final Judgment, to-wit:

LOT 30, SUNSET ESTATES I, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 14, PAGE 124, PUBLIC RECORDS OF PASCO COUNTY, FLORI-

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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE, NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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

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 12/15/21 By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1496-176540 / BJB December 24, 31, 2021 21-01936P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000099TDAXXX NOTICE IS HEREBY GIVEN, That THOMAS L DAWSON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

assessed are as follows: Certificate #: 1706888 Year of Issuance: 06/01/2018 Description of Property: 23-24-16-0280-00000-0080 DECAROLIS VILLAS R/P MB 6 PG 42 LOT 8 OR 1374 PG 1152 Name(s) in which assessed: JOYCE A DECAROLIS

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on January 20, 2022 at 10:00 am. November 30, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01890P SECOND INSERTION

NOTICE TO CREDITORS RE: VELMA ROMAN,

Deceased TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled VELMA M. ROMAN LIVING TRUST Dated AUGUST 23, 1999.

The name(s) and address(es) of the Trustee(s) is/are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is December 24, 2021. MICHAEL ROMAN,

Trustee 7530 FORT KING RD., ZEPHYRHILLS, FL 33541 813-782-1152

December 24, 31, 2021 21-01945P

## SECOND INSERTION

PASCO COUNTY

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2020-CA-000659

Division J2

GROW FINANCIAL FEDERAL CREDIT UNION Plaintiff, vs. JOSEPH D. KELLY, ANGELA R. KELLY, BEACON WOODS CIVIC ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS. Defendants.

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

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

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

and commonly known as: 8806 MILL CREEK LANE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for

cash, online at www.pasco.realforeclose. com, on March 1, 2022 at 11:00 A.M..

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

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

Dated this 16th day of December, 2021.

By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff

Invoice to: Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 000100/2013780/wll December 24, 31, 2021 21-01941P

# NOTICE OF FORECLOSURE SALE

SECOND INSERTION

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

CASE NO. 51-2018-CA-002671-ES

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. KATHRYN E. BARCO, et al.

**Defendant(s).**NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 14, 2020, and entered in 51-2018-CA-002671-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and KATHRYN E. BARCO: CAVALRY SPV I. LLC AS ASSIGNEE OF SYNCHRONY BANK/ CARE CREDIT 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 January 10, 2022, the following described property as set forth in said Final Judgment, to wit:
THE WEST ¼ OF THE NW ¼

OF THE SE 1/4; THE EAST 181.5 FEET OF THE NORTH 1/4 OF THE SW 1/4; AND THE WEST 198 FEET OF THE EAST 379.50 FEET OF THE NORTH 1/2 OF SW 1/4, ALL IN SECTION ON 26. TOWNSHIP 24 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA. ALSO: AN EASE-MENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED

THE EAST 150 FEET OF THE WEST ½ OF THE NW ¼ OF THE NW 1/4; AND THE SOUTH 15.0 FEET OF SAID WEST 1/3 OF THE NW 1/4 OF THE NW 1/4, LESS THE EAST 15.0 FEET THEREOF; ALL IN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 19 EAST: AND THE SOUTH 15.0 FEET OF The ne  ${}^{1\!\!4}$  of the ne  ${}^{1\!\!4};$  the SOUTH 15.0 FEET OF THE EAST 15.0 FEET OF THE NW  $\frac{1}{4}$ OF THE NE  $\frac{1}{4}$ ; THE EAST 15.0

FEET OF THE SW 1/4 OF THE NE ¼; AND THE SOUTH 15.0 FEET OF THE SW ¼ OF THE NE ¼; LESS THE EAST 15.0 FEET THEREOF, ALL IN SEC ON 26, TOWNSHIP 24 SOUTH, RANGE 19 EAST.

Property Address: 26726 BENT FORK RD, DADE CITY, FL 33523 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

## IMPORTANT

AMERICANS WITH DISABILI-TIES 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 tion services.

for information regarding transporta-Dated this 10 day of December, 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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com

21-01942P

18-190762 - ViT

December 24, 31, 2021

## THIRD INSERTION

NOTICE OF PROPOSED ADOPTION FAMILY COURT OF THE STATE OF NEW YORK COUNTY OF ONONDAGA Docket: A-624-20

In the Matter of the Adoption of A Child whose First Name is TEAGAN To: Robert Fletcher Brockmann a/k/a Robert Fletcher Wickens, III, a/k/a Robert Fletcher Brunner

PLEASE TAKE NOTICE that a petition requesting an order approving and allowing the adoption of an adoptive child whose first name is TEAGAN, who is alleged to be your daughter and whose full name and date and place of birth is set forth in a Schedule annexed to the petition for adoption, together with an agreement to adopt and consents to the adoption pursuant to the Domestic Relations Law, which has been filed with the Family Court of the State of New York, Onondaga County. A

hearing on the petition will be held at the Court, located at: Onondaga County Courthouse, 401 Montgomery Street, Syracuse, NY 13202 on January 25, 2022 at 1:30 O'clock in the afternoon of that day or as soon thereafter as can be heard, at which time and place all persons having any interest therein will be heard. PLEASE TAKE FURTHER NOTICE

that your failure to appear may constitute a denial of your interest in the child, which may result, without further notice to you, in the adoption or other disposition of the custody of the child. /S/ Francesco Fabiano

Francesco Fabiano Fabiano Law, PC PO and Mailing Address 5640 E. Taft Road, #2025 Syracuse, NY 13220 315-453-9535

Dec. 17, 24, 31, 2021; Jan. 7, 2022 21-01925P

#### SECOND INSERTION

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

51-2019-CA-002482-WS Division J3 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT

Plaintiff, vs. CHRISTOPHER MEYER, STEFANIE MEYER, WATERS EDGE MASTER ASSOCIATION, INC., WATERS EDGE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 8, 2021, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles. Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: LOT 237, OF WATERS EDGE

PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 52, PAGE(S) 85-109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 11112 BIDD-EFORD PLACE, NEW PORT RICHEY, FL 34654; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.

realforeclose.com, on March 8, 2022 at

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

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

Dated this 16th day of December, 2021.

By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff

Invoice to: Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327878/1911140/wll December 24, 31, 2021 21-01939P

## 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.

2020CA000718CAAXWS

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS

TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS. CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES  ${\bf MATTALINA\,,\,DECEASED;\,ALL}$ UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELISSA JEAN DECANIO, DECEASED; MARK MATTALINA; ANDREA SCULLIN; LILI DECANIO; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY

OF HOUSING AND URBAN

DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 10, 2021 and entered in Case No. 2020CA000718CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN IN-TEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES MATTALINA, DECEASED; ALL UN-KNOWN HEIRS, CREDITORS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-

ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELISSA JEAN DECANIO, DE-CEASED; MARK MATTALINA; AN-DREA SCULLIN; LILI DECANIO; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-RETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. PASCO.REALFORECLOSE.COM, 11:00 A.M., on January 18, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 35, SILVER OAKS HILL, A SUBDIVISION AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 18, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-Dated this 16th day of December,

2021. File No.: 19-02127 PHH December 24, 31, 2021 21-01938P

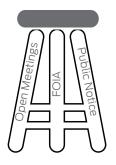
Eric Knopp, Esq. Bar. No.: 709921 Kahane & Associates, P.A. 8201 Peters Road, Suite 3000 Plantation, Florida 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@ kahaneandassociates.com



# 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







VS



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

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Independence



Verifiability



**Archivability** 

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



Newspapers remain the primary vehicle

all 50 states

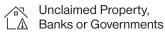


# ypes Of Public Notices

## Citizen Participation Notices

Government Meetings and Hearings

Land and Water Use



Sales

**Commercial Notices** 

Mortgage Foreclosures



Name Changes



**Probate Rulings** 



**Divorces and Adoptions** 



Orders to Appear

Summaries Agency Proposals

Tax Rates

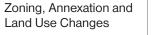
Meeting Minutes or

Proposed Budgets and

School District Reports

Tax Districts

Creation of Special





Permit and License Applications

Delinquent Tax Lists,

**Government Property** 

Tax Deed Sales

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

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@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 highspeed 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.



# ypes Of Public Notices

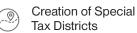
## Citizen Participation Notices

Proposed Budgets and

Government Meetings  $^{\mathrel{arphi}} \Box$  and Hearings

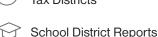
Land and Water Use

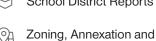






Tax Rates

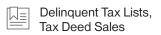




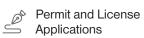
Land Use Changes









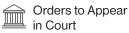


Mortgage Foreclosures

Name Changes

**Probate Rulings** 

**Divorces and Adoptions** 



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