

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Avis Nutrition located at 7714 Massachusetts Ave in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 12th day of January, 2022.  
 MedlyCare USA LLC  
 January 21, 2022 22-00110P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 TITTA travel trailer bearing the vehicle identification number 4575331537 and all personal items located inside the mobile home. Last Tenant: Roland Joseph Routhier, Yvette T. Routhier, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Roland Joseph Routhier and Yvette T. Routhier. Sale to be held at: Leisure Days RV Resort, 34533 Leisure Days Drive, Zephyrhills, Florida 33541, (813)-788-2631.  
 January 21, 2022 22-00125P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lantern Light Realty located at 9801 Pine Leaf Ln in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 18th day of January, 2022.  
 Mary J. Mashke  
 January 21, 2022 22-00112P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 21-CP-2174-ES**  
**IN RE: ESTATE OF KARI S. WINGO,**  
**Deceased.**

The administration of the estate of KARI S. WINGO, deceased, whose date of death was October 3, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 January 21, 2022.

**SHAWN CRAWFORD, JR.**  
**Personal Representative**  
 1010 Loch Vail, Apt. 18  
 Apopka, FL 32712  
 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: jriversa@hnh-law.com  
 January 21, 28, 2022 22-00107P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 02/09/2022 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 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 statute 713. 78.  
 3HGCM56487G702101  
 2007 HOND  
 5NMSH13E67H002781  
 2007 HYUN  
 January 21, 2022 22-00109P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that MIR HOMAYUN NAIMI, OWNER, desiring to engage in business under the fictitious name of BLADE INCANTATIONS located at 8023 AUGUSTA BLVD., HUDSON, FLORIDA 34667 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 January 21, 2022 22-00123P

FIRST INSERTION

**NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 840409 from Lenar Homes, LLC, 4600 W. Cypress St., Ste. 200, Tampa, FL 33607. Application received: 1/18/2022. Proposed activity: Minor system. Project name: Mitchell Ranch 54 West Phase 4 Amenity. Project size: 0.56 acres Location: Section(s) 23/Township 26 South, Range 16 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

The application is a modification of a previously approved project, which has an active ERP No. 43013055.033.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
 January 21, 2022 22-00124P

FIRST INSERTION

**Exhibit A**  
**BOARD OF SUPERVISORS MEETING DATES**  
**BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Bridgewater of Wesley Chapel Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at Country Walk Clubhouse located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543 at 1:00 p.m. unless otherwise indicated as follows:

- February 3, 2022 - 6:00 PM
- March 3, 2022
- April 7, 2022 - 6:00 PM
- May 5, 2022
- June 2, 2022 - 6:00 PM
- July 7, 2022
- August 4, 2022 - 6:00 PM
- September 1, 2022

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 280, Lake Mary, FL 32746 or by calling 321-263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 January 21, 2022 22-00114P

FIRST INSERTION

**LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF BOARD OF SUPERVISORS MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District (the "District") will be held on Thursday, February 3, 2022, at 3:00 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O' Lakes, Florida 34638. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, DPGF Management & Consulting LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 738.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 738. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Lakeshore Ranch Community Development District  
 Patricia Comings-Thibault, District Manager  
 (321) 263-0132, Ext. 738  
 Publication date:  
 January 21, 2022 22-00113P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 02/03/2022 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 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 statute 713. 78.  
 KNADC123316063000  
 2001 KIA  
 January 21, 2022 22-00108P

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 Cracker-Axe Throwing located at 9556 Lakeview Dr, in the County of Pasco, in the City of New Port Richey, Florida 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at Pasco, Florida, this 13th day of January, 2022.  
 P8riots Enterprises LLC  
 January 21, 2022 22-00111P

FIRST INSERTION

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 51-21-CP-1782**  
**IN RE: ESTATE OF ROBIN GWEN MARTIN**  
**Deceased.**

The administration of the estate of ROBIN GWEN MARTIN, deceased, whose date of death was October 15, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 21, 2022.

**Personal Representative:**  
**N. MICHAEL KOUSKOUTIS,**  
**ESQ.**  
 623 E Tarpon Avenue  
 Tarpon Springs, Florida 34689  
 Attorney for Personal Representative:  
 /s/ N. Michael Kouskoutis  
 N. Michael Kouskoutis, Esq.  
 FBN: 883591  
 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689  
 Telephone: 727/942-3631  
 Facsimile: 727/937-5453  
 Email: nmk@nmklaw.com  
 Secondary Email:  
 transcribe123@gmail.com  
 January 21, 28, 2022 22-00115P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 51-2021-CP-1952**  
**IN RE: ESTATE OF GERALD L. GRANT**  
**Deceased.**

The administration of the estate of GERALD L. GRANT, deceased, whose date of death was October 26, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 21, 2022.

**Personal Representative:**  
**ARTHUR CAMPBELL**  
 4432 Cancell Street  
 New Port Richey, Florida 34652  
 Attorney for Personal Representative:  
 GARY L. DAVIS, ESQ.  
 Florida Bar Number: 295833  
 9020 Rancho Del Rio Drive,  
 Suite 101  
 New Port Richey, FL 34655  
 Telephone: (727) 376-3330  
 Fax: (727) 376-3146  
 E-Mail: gary.davis@garyldavislaw.com  
 Secondary E-Mail:  
 service@garyldavislaw.com  
 January 21, 28, 2022 22-00106P

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.:**  
**2019CA000562CAAXES**  
**FIFTH THIRD BANK,**  
**Plaintiff, VS.**

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

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 6, 2021 in Civil Case No. 2019CA000562CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, FIFTH THIRD BANK is the Plaintiff, and ROBERT A. ESTEP; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF ROBERT A. ESTEP, DECEASED; ARTAVIA BRADY; TUSCANO AT SUNCOAST CROSSINGS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; KATHY L ESTEP; NICOLE L JAVITT; ROBERT J ESTEP; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on February 7, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
 UNIT 314, BUILDING 7, TOSCANO AT SUNCOAST CROSSINGS, A CONDOMINIUM ACCORDING TO THE

**DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6873, PAGE 568 AND CONDOMINIUM PLAT BOOK 6, PAGE 107, AND ANY AMENDMENTS MADE THERETO, PUBLIC RECORDS OF PASCO COUNTY FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO; TOGETHER WITH THE RIGHT TO USE GARAGE NUMBER G-20, BY VIRTUE OF PARKING GARAGE ASSIGNMENT,**

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

IMPORTANT

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

Dated this 11 day of January, 2022.  
 ALDRIDGE | PITE, LLP  
 Attorney for Plaintiff  
 1615 South Congress Avenue Suite 200  
 Delray Beach, FL 33445  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 By: Digitally signed by  
 Zachary Ullman  
 Date: 2022-01-11  
 14:26:15  
 FBN: 106751  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1599-069B  
 January 21, 28, 2022 22-00103P

Business Observer

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

Business Observer

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

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer



## FIRST INSERTION

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

UCN: 21-CC-3754-ES

**PARADISE LAKES CONDOMINIUM ASSOCIATION, INC., Plaintiff,**  
vs.  
**LINDA E. LUNN, AND UNKNOWN TENANTS, Defendants.**

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Eighth Judicial Circuit in and for Pasco County, Florida, Case No. 21-CC-3754-ES, the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

UNIT NO. 5, BUILDING Q, PARADISE LAKES RESORT CONDOMINIUM, ACCORDING TO THE PLAT BOOK 20,

PAGES 88-94, AS AMENDED IN PLAT BOOK 22, PAGES 129-137, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED NOVEMBER 16, 1981 IN O.R. BOOK 1159, PAGES 1382-1478 AND RE-RECORDED IN O.R. BOOK 1160, PAGES 296-392 AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARADISE LAKES RESORT CONDOMINIUM AMENDED AND ADDING PHASE II, AND CORRECTING PHASE I, RECORDED IN O.R. BOOK 1325, PAGES 331-347 AND FURTHER AMENDED IN O.R. BOOK 1325, PAGES 348-366 AND O.R. BOOK 1366, PAGE 1937 AND O.R. BOOK 1456, PAGE 934, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH ALL THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF. TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO

at public sale, to the highest and best bidder for cash at 11:00 a.m. on February 8, 2022. The sale shall be conducted online at <http://www.pasco.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-

4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 13th day of January, 2022.

By: /s/ Monique E. Parker  
By: Monique E. Parker,  
Florida Bar No. 0669210  
Bennett L. Rabin,  
Florida Bar No. 0394580  
Adam C. Gurley,  
Florida Bar No. 0112519  
John D. Kimbrough III,  
Florida Bar No.: 1018111  
RABIN PARKER GURLEY, P.A.  
28059 U.S. Highway 19 North, Suite 301  
Clearwater, Florida 33761  
Telephone: (727)475-5535  
Facsimile: (727)723-1131  
For Electronic Service:  
Pleadings@rpjglaw.com  
Counsel for Plaintiff  
10372-056  
January 21, 28, 2022 22-00104P

## FIRST INSERTION

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

Case #:  
**2020CA002712CAAXWS DIVISION: J3**

**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, vs.-**  
**Demand J. Richardson; Christine A. Richardson; Unknown Parties in Possession #1 if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2 if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2020CA002712CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Demand J. Richardson are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash in an online sale accessed through the Clerk's website at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 a.m. on February 22, 2022, the following described property as set

forth in said Final Judgment, to-wit: LOT 494, TANGLEWOOD TERRACE UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 84 AND 85, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
2424 North Federal Highway,  
Suite 360  
Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707  
20-324233 FC01 RFT  
January 21, 28, 2022 22-00116P

## FIRST INSERTION

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

CASE NO. 2019CA001873

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.**

**SORAYA E. GUZMAN, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 03, 2022, and entered in 2019CA001873 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and SORAYA E. GUZMAN; MICHAEL E. GUZMAN; UV CITE II LLC; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ASHLEY LAKES HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on February 08, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK 6, ASHLEY LAKES PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 50 THROUGH 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 13952 NOBLE PARK DR, ODESSA, FL 33556

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

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

Dated this 13 day of January, 2022.  
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](mailto:flmail@raslg.com)  
By: /s/Ashley Bruneus  
Ashley Bruneus, Esquire  
Florida Bar No. 1017216  
Communication Email:  
[ashbruneus@raslg.com](mailto:ashbruneus@raslg.com)  
20-061670 - CaB  
January 21, 28, 2022 22-00119P

## FIRST INSERTION

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

CASE NO.  
**2019CA003323CAAXES DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS3, Plaintiff, vs.**

**RICHARD H. GRIFFIS, II A/K/A RICHARD GRIFFIS; CHRISTINE S. GRIFFIS A/K/A CHRISTINE GRIFFIS, ET AL. Defendants**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered January 3, 2022 in Case No. 2019CA003323CAAXES in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida. DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS3 (hereafter "Plaintiff") and RICHARD H. GRIFFIS, II A/K/A RICHARD GRIFFIS; CHRISTINE S. GRIFFIS A/K/A CHRISTINE GRIFFIS; THE ENCLAVE OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC.; SUNTRUST BANK; STATE OF FLORIDA, DEPARTMENT OF REVENUE ("Defendants"). Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 a.m., on the 17TH day of FEBRUARY, 2022 the following described property as set forth in said Final Judgment, to

wit:  
LOT 154, ENCLAVE-PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 39 THROUGH 43, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 14th day of January 2022.  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
[Pleadings@vanlawfl.com](mailto:Pleadings@vanlawfl.com)  
/s/ Ian D. Jagendorf  
Ian Jagendorf, Esq.  
Bar Number: 033487  
PHH15181-19/ar  
January 21, 28, 2022 22-00120P

## FIRST INSERTION

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

CASE NO.

**51-2016-CA-002967-CAAX-WS THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2006-CB1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CB1, Plaintiff, vs.**

**AILEEN KLINE AND STEVEN T KLINE, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 06, 2022, and entered in 51-2016-CA-002967-CAAX-WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2006-CB1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CB1 is the Plaintiff and AILEEN KLINE and STEVEN T KLINE are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on February 08, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 942, REGENCY PARK UNIT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 7121 POTOMAC DRIVE, PORT RICHEY,

FL 34668

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

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

Dated this 17 day of January, 2022.  
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](mailto:flmail@raslg.com)  
By: /s/Ashley Bruneus  
Ashley Bruneus, Esquire  
Florida Bar No. 1017216  
Communication Email:  
[ashbruneus@raslg.com](mailto:ashbruneus@raslg.com)  
17-074785 - CaB  
January 21, 28, 2022 22-00117P

## FIRST INSERTION

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

CASE NO.:  
**2021CA000165CAAXES WELLS FARGO BANK, N.A., Plaintiff, vs.**

**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, MATTHEW JEROME SCOTT, II A/K/A MATTHEW J. SCOTT, II, DECEASED, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 6, 2021, and entered in Case No. 2021CA000165CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Matthew Jerome Scott, II a/k/a Matthew J. Scott, II, deceased, Shalita Scott, Matthew Jerome Scott, III, Jnetta Scott a/k/a Jnetta Woods, Stagecoach Property Owners Association, Inc. 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](http://www.pasco.realforeclose.com), Pasco County, Florida at 11:00 am on the February 7, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 15, BLOCK 1, STAGECOACH VILLAGE-PARCEL 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN

PLAT BOOK 34, PAGE 120, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A 25232 SEVEN RIVERS CIR, LAND O' LAKES, FL 34639

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654  
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 11 day of January, 2022.  
By: /s/ Justin Swosinski  
Florida Bar #96533  
Justin Swosinski, Esq.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
CT - 20-004669  
January 21, 28, 2022 22-00101P

## FIRST INSERTION

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

CASE NO.: 51-2019-CA-004252-ES DIVISION: J4, J8

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.**

**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JEFFREY LEE DURR AKA JEFFREY L. DURR, DECEASED, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated December 6, 2021, and entered in Case No. 51-2019-CA-004252-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Jeffrey Lee Durr aka Jeffrey L. Durr, deceased, Oak Creek of Pasco County Homeowners' Association, Inc., Ladraysa Durr, Jewelene Durr, 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](http://www.pasco.realforeclose.com), Pasco County, Florida at 11:00 am on the February 7, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 63, OAK CREEK PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

53, PAGES 40 THROUGH 52 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA A/K/A 6649 BLUFF MEADOW CT 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 before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654  
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 10 day of January, 2022.  
By: /s/ Charline Calhoun  
Florida Bar #16141  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
CT - 19-025388  
January 21, 28, 2022 22-00102P

HOW TO PUBLISH YOUR

LEGAL NOTICE  
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option  
OR  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business  
Observer  
1/20/22



FIRST INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY, FLORIDA  
CASE NO: 21-CC-1838

**TIMBER LAKE ESTATES, INC., a  
Florida not-for-profit corporation,  
Plaintiff vs.  
ESTATE OF THOMASINE DODGE,  
ANY AND ALL UNKNOWN HEIRS  
and ANY UNKNOWN OCCUPANTS  
IN POSSESSION,  
Defendants.**

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

Parcel 481, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE IV, and the undivided percentage of interest or share in the common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Record Book 1369, Pages 484-537, and amended in Official Record Book 1372, Pages 598-602, and thereby supplemented by Official Record Book 1468, Page 133, and thereby amended in Official Record Book 1468, Page 141, and the plat thereof recorded in Condominium Plat Book 2, Pages 37-38, of the Public Records of Pasco County, Florida. Property Address: 34404 Lodge Drive, Wesley Chapel, Florida, 33543

at public sale, to the highest and best bidder, for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 A.M. on February 10, 2022.

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

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

Dated this 19th day of January, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK AND COMPTROLLER

s/ Daniel J. Greenberg  
Daniel J. Greenberg  
([dan@attorneyjoe.com](mailto:dan@attorneyjoe.com))  
Bar Number 74879  
Attorney for Plaintiff Timber Lake Estates, Inc.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
January 21, 28, 2022 22-00122P

FIRST INSERTION

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

**2011-CA-003095-CAAXES  
MTGLQ INVESTORS, L.P.  
Plaintiff, v.**

**TARONA WALKER; HUGH  
PARSONS; AND ALL UNKNOWN  
PARTIES CLAIMING BY,  
THROUGH, UNDER OR  
AGAINST THE ABOVE NAMED  
DEFENDANT(S), WHO (IS/  
ARE) NOT KNOWN TO BE  
DEAD OR ALIVE, WHETHER  
SAID UNKNOWN PARTIES  
CLAIM AS HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES, SPOUSES, OR OTHER  
CLAIMANTS; INDEPENDENT  
SAVINGS PLAN COMPANY D/B/A  
ISPC; WATERGRASS PROPERTY  
OWNERS ASSOCIATION, INC.  
Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 15, 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 16, BLOCK 6 OF WATERGRASS PARCEL "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 73 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

DA.  
a/k/a 7033 PENTA PL, WESLEY CHAPEL, FL 33544-9109

at public sale, to the highest and best bidder, for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on February 15, 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 18th day of January, 2022.

eXL Legal, PLLC  
Designated Email Address:  
[efiling@xllegal.com](mailto:efiling@xllegal.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  
1000003520  
January 21, 28, 2022 22-00121P

FIRST INSERTION

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

**2019CA002519CAAXWS  
LOANCARE, LLC,  
Plaintiff, vs.**

**SHARON V. WILBUR A/K/A  
SHARON WILBUR, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 07, 2021, and entered in 2019CA002519CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LOANCARE, LLC is the Plaintiff and SHARON V. WILBUR A/K/A SHARON WILBUR; JANE M. NEWELL are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on February 08, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 1894, REGENCY PARK UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 7 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9016 GREENBRIAR LN, PORT RICHEY, FL 34668

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

45.031.  
IMPORTANT

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

Dated this 11 day of January, 2022.

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](mailto:flmail@raslg.com)  
By: \S\Ashley Bruneus  
Ashley Bruneus, Esquire  
Florida Bar No. 1017216  
Communication Email:  
[ashbruneus@raslg.com](mailto:ashbruneus@raslg.com)  
19-268987 - CaB  
January 21, 28, 2022 22-00118P

OFFICIAL  
COURTHOUSE  
WEBSITES:

**MANATEE COUNTY:**  
[manateeclerk.com](http://manateeclerk.com)

**SARASOTA COUNTY:**  
[sarasotaclerk.com](http://sarasotaclerk.com)

**CHARLOTTE COUNTY:**  
[charlotte.realforeclose.com](http://charlotte.realforeclose.com)

**LEE COUNTY:**  
[leeclerk.org](http://leeclerk.org)

**COLLIER COUNTY:**  
[collierclerk.com](http://collierclerk.com)

**HILLSBOROUGH COUNTY:**  
[hillsclerk.com](http://hillsclerk.com)

**PASCO COUNTY:**  
[pasco.realforeclose.com](http://pasco.realforeclose.com)

**PINELLAS COUNTY:**  
[pinellasclerk.org](http://pinellasclerk.org)

**POLK COUNTY:**  
[polkcountyclerk.net](http://polkcountyclerk.net)

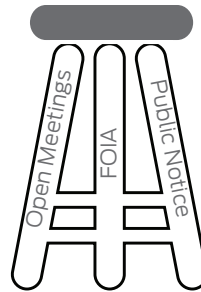
**ORANGE COUNTY:**  
[myorangeclerk.com](http://myorangeclerk.com)

Check out your notices on: [floridapublicnotices.com](http://floridapublicnotices.com)

Business  
Observer

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

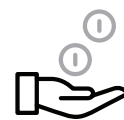


**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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



SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No: 21-CA-2366-WS Division: G LTD FAMILY TRUST LLC; Plaintiff, vs. THE ESTATE OF DANIEL R. VORHEES (now known as JAMES VOORHEES, JOHN J. VOORHEES, and JEFF VORHEES (deceased)); Defendants, STATE OF FLORIDA COUNTY OF PASCO TO: THE ESTATE OF DANIEL R. VORHEES (now known as JOHN J. VOORHEES, and JEFF VORHEES (deceased));

Whose age is estimated to be 59 years and unknown respectively, and who have no last known address, if they be dead, and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein. Lot 604, FOREST HILLS UNIT 14, according to the map or plat thereof as recorded in Plat Book 9, Page 33, of the Public Records of Pasco County, Florida. AKA: 5434 Casino Dr. Holiday, FL 34690 Parcel ID: 32-26-16-0510-00000-6040 A lawsuit has been filed against you and you are required to file a copy of your

written defenses, if any, to it on NATALIA OUELLETTE, Plaintiff's attorney, whose address is LCO Law LLC 14502 N. Dale Mabry Hwy Ste 200 Tampa, FL 33618, on or before 2-14-2022 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 on DEC 28 2021. Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: JR Sorrell Deputy Clerk

Nikki Alvarez-Sowles, Esq. As Clerk of the Court Civil Division P.O. Box 338 New Port Richey, FL 34656 (727)847-2411 January 7, 14, 21, 28, 2022 22-00003P

THIRD INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE: 2021-CA-001927WS/H JAMES FREDERICK SCHLEGEL AND HANNAH MATARAZZI, Plaintiffs v. ANY UNKNOWN HIERS, BENEFICIARIES AND ASSIGNS OF ROBERT F. BYRNES and ANY UNKNOWN HIERS, BENEFICIARIES AND ASSIGNS OF BETTY L. BYRNES Defendants. TO: UNKNOWN HEIRS, BENEFICIARIES AND ASSIGNS OF ROBERT F. BYRNES, AND THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS

LAST KNOWN ADDRESS: 9414 Forest Hills Dr., Tampa, FL 33612-7767 YOU ARE NOTIFIED that an action to Quiet Title to Real Property or for Declaratory Relief, on the following property in PASCO County, Florida: LOT 28, BLOCK A, CAPE CAY UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. WHICH HAS THE ADDRESS 14802 OLD DIXIE HIGHWAY, HUDSON FL 34667 has been filed against you, and you are required to file written defenses with the Clerk of the court and to serve a copy within thirty (30) days after the first date of publication on or before 2/28/2022 of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 SR 580, Suite 106, Clearwater, FL 33761, otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS my hand and the seal of this Court on this 29th day of December, 2021. Nikki Alvarez-Sowles, Esq. Clerk & Comptroller Pasco County, Florida BY: JR Sorrell Deputy Clerk

BOOK 7, PAGE(S) 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL ID: 27-24-16-0070-00A00-0280 AND LOT 29, BLOCK A, CAPE CAY UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL ID: 27-24-16-0070-00A00-0290

WHICH HAS THE ADDRESS 14802 OLD DIXIE HIGHWAY, HUDSON FL 34667 has been filed against you, and you are required to file written defenses with the Clerk of the court and to serve a copy within thirty (30) days after the first date of publication on or before 2/28/2022 of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 SR 580, Suite 106, Clearwater, FL 33761, otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS my hand and the seal of this Court on this 29th day of December, 2021. Nikki Alvarez-Sowles, Esq. Clerk & Comptroller Pasco County, Florida BY: JR Sorrell Deputy Clerk

YESNER LAW, PL Shawn M. Yesner, Esq. Countryside Colonial Center 2753 SR 580, Suite 106 Clearwater, FL 33761 Telephone: (813) 774-5737 Facsimile: (813) 344-0905 Email: Shawn@YesnerLaw.com Email: Lauryn@YesnerLaw.com Email: Terri@YesnerLaw.com January 7, 14, 21, 28, 2022 22-00028P

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000168TDAXXX NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1706381 Year of Issuance: 06/01/2018 Description of Property: 21-25-17-0150-25300-0120 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 INCL LOTS 12 13 14 & 15 BLOCK 253 OR 8987 PG 3849 Name(s) in which assessed: JOHN A LAHARA 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 February 17, 2022 at 10:00 am. December 27, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Jan. 14, 21, 28; Feb. 4, 2022 22-00058P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-1979-WS IN RE: ESTATE OF LEE R. BURGESS Deceased.

The administration of the estate of Lee R. Burgess, deceased, whose date of death was October 13, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

Personal Representative: Christine Douglas 114 N. Cliff Ln. Chattanooga, Tennessee 37415 Attorney for Personal Representative: Richard A. Venditti, Esquire Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: richard@tarponlaw.com Secondary E-Mail: adrian@tarponlaw.com January 14, 21, 2022 22-00098P

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.: 20-19 -CA-003727-CAAX-ES FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT M. NOLAN; CHERIL LEWIS, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF ROBERT M. NOLAN; CHERIL LEWIS; STAGECOACH PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF ROBERT M. NOLAN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Consent Final Judgment of Foreclosure dated the 17th day of December 2021 and entered in Case No. 20-19 -CA-003727-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT M. NOLAN CHERIL LEWIS, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF ROBERT M. NOLAN CHERIL LEWIS STAGECOACH PROPERTY OWNERS ASSOCIATION, INC. UNKNOWN SPOUSE OF ROBERT M. NOLAN UNKNOWN TENANT; and IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 15th day of February 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,

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021-CP-2150 IN RE: ESTATE OF WILLIAM H. DEMPSEY, JR. Deceased.

The administration of the estate of WILLIAM H. DEMPSEY, JR., deceased, whose date of death was August 9, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 January 14, 2022.

Personal Representative: CAROL M. DEMPSEY 13107 Chalfont Ave. Fort Washington, Maryland 20744 Attorney for Personal Representative: GARY L. DAVIS, ESQ. Florida Bar Number: 295833 9020 Rancho Del Rio Drive, Suite 101 New Port Richey, FL 34655 Telephone: (727) 376-3330 Fax: (727) 376-3146 E-Mail: gary.davis@garyldavislaw.com Secondary E-Mail: service@garyldavislaw.com January 14, 21, 2022 22-00099P

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000147TDAXXX 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 #: 1707816 Year of Issuance: 06/01/2018 Description of Property: 09-25-16-0760-00000-1970 PINELAND PARK UNREC LOT 197 DESC AS COM NE COR TRACT 38 OF PORT RICHEY LAND COMPANY PB 1 PG 61 TH N89DG 51' 58"W 106.53 FT TH S00DG 21' 13"W 220.00 FT TO POB TH N89DG 51' 58"W 86.50 FT TH S00DG 21' 13"W 110.00 FT TH S89DG 51' 58"E 86.50 FT TH N00DG 21' 13"E 110.00 FT TO POB NORTH 25 FT & EAST 25 FT THEREOF SUBJECT TO EASEMENT FOR RD R/W &/OR UTILITIES & SOUTH 10 FT & WEST 3 FT THEREOF SUBJECT TO EASEMENT FOR DRAINAGE &/OR UTILITIES OR 9547 PG 0348 Name(s) in which assessed: PATRICIA SAID ALBERT SAID

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 February 17, 2022 at 10:00 am. December 27, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Jan. 14, 21, 28; Feb. 4, 2022 22-00042P

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000156TDAXXX NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1706342 Year of Issuance: 06/01/2018 Description of Property: 21-25-17-0140-22900-0260 MOON LAKE ESTATES UNIT 14 PB 6 PG 22 LOTS 26-28 INCL BLOCK 229 OR 9331 PG 1994 Name(s) in which assessed: KIMBERLIE JEZIK DANIEL MEEUSEN

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 February 17, 2022 at 10:00 am. December 27, 2021 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Belasic Deputy Clerk Jan. 14, 21, 28; Feb. 4, 2022 22-00049P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE NO. 2018CA003391CAAXES U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC1, PLAINTIFF, VS. ERIC N. STONE, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 1, 2021 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on February 1, 2022, at 11:00 AM, at www.pasco.realforeclose.com for the following described property: Lot 90, Block 23, LEXINGTON OAKS VILLAGES 23 and 24, according to the map or plat thereof, as recorded in Plat Book 45, Page 72 through 79, inclusive, of the Public Records of Pasco County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 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 7th day of January 2022. By: /s/ Corey Lewis, Esq. Corey Lewis, Esq. Bar Number: 72580 De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 19-03717 January 14, 21, 2022 22-00062P

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmpllc.com Our Case #: 18-000481-F January 14, 21, 2022 22-00069P

OFFICIAL COURT HOUSE WEBSITES:

- MANATEE COUNTY: manateeclerk.com
- SARASOTA COUNTY: sarasotaclerk.com
- CHARLOTTE COUNTY: charlotte.realforeclose.com
- LEE COUNTY: leeclerk.org
- COLLIER COUNTY: collierclerk.com
- HILLSBOROUGH COUNTY: hillsclerk.com
- PASCO COUNTY: pasco.realforeclose.com
- PINELLAS COUNTY: pinellasclerk.org
- POLK COUNTY: polkcountyclerk.net
- ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



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

OR E-MAIL: legal@businessobserverfl.com



## SECOND INSERTION

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

**CASE NO. 2020CA000621CAAXES  
MIDFIRST BANK  
Plaintiff, vs.  
MELISSA NICHOLE  
LEONARCZYK A/K/A MELISSA L.  
JOHNSON, ET AL.  
Defendants.**

TO: MELISSA NICHOLE LEONARCZYK A/K/A MELISSA L. JOHNSON; UNKNOWN SPOUSE OF MELISSA NICHOLE LEONARCZYK A/K/A MELISSA L. JOHNSON; MARYROSE A. GUADAMOR Current residence unknown, but whose last known address was: 3436 BELLERICAY LN, LAND O LAKES, FL 34638-8099

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

LOT 2, BLOCK 3, SUNCOAST  
POINTE VILLAGES 2A, 2B AND  
3, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK  
59, PAGE 31 THROUGH 38,  
INCLUSIVE, OF THE PUBLIC  
RECORDS OF PASCO COUNTY,  
FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiffs attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or

before 2-04-2022 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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.

WITNESS my hand and the seal of this Court on this 8th day of January, 2022.

CLERK OF THE CIRCUIT COURT  
Nikki Alvarez-Sowles, Esq.  
Clerk & Comptroller  
(SEAL) BY: JR Sorrell  
DEPUTY CLERK

eXL Legal, PLLC  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
1000005666  
January 14, 21, 2022 22-00068P

## SECOND INSERTION

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

**CASE NO. 2019CA000968CAAXES  
SPECIALIZED LOAN SERVICING  
LLC,  
Plaintiff, vs.  
JUHATTAN GARCIA AND KAREN  
J. GARCIA, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2019, and entered in 2019CA000968CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and JUHATTAN GARCIA; KAREN J. GARCIA; CONCORD STATION COMMUNITY ASSOCIATION, INC.; CONCORD STATION, LLP 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 February 01, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 18 IN BLOCK G OF CONCORD STATION PHASE 4 UNITS A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 2921 TRINITY COTTAGE DRIVE, LAND O LAKES, FL 34638

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

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

**IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 10 day of January, 2022.

By: \S\Ashley Bruneus  
Ashley Bruneus, Esquire  
Florida Bar No. 1017216  
Communication Email:  
ashbruneus@raslg.com

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  
19-249087 - CrR

January 14, 21, 2022 22-00065P

## SECOND INSERTION

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

**Case No.:  
2020CA002420CAAXES  
Division: J4  
SCOTT A. KEEPORIS,  
Plaintiffs vs.  
JOHN DAVID NEMITZ,  
individually; JOHN DOE I and  
JANE DOE I,  
Defendants**

Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on March 29, 2021 and the Order on Plaintiffs Second Motion to Re-Set Judicial Sale entered on January 5, 2022, the Clerk of the Court will sell the real property situated in Pasco County, Florida, described as:

Tract No. 12 of the unrecorded plat of CITRUS ACRES, PROJECT VI, being further described as follows: The South 1/3 of the South 450.0 feet of the East 1/2 of the West 1/2; LESS the West 25.0 feet thereof, of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 26 South, Range 20 East, Pasco County, Florida.

Together with a 1974 Double-wide Home HS Mobile Home ID's #444121X / RP R0739946 & 444121U / RP R0739945  
Tax ID  
#09-26-20-0030-00000-0120  
Property known as: 5508 Gray Road Wesley Chapel, Florida

33543-4501  
at public sale, to the highest and best bidder, for CASH, such sale to be held online at www.pasco.realforeclose.com, beginning at 11:00 a.m. on February 21, 2022.

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

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

Steven F. Thompson, Esq.  
Florida Bar No. 63053  
sthompson@thompsonclg.com  
Tyler J. Caron, Esq.  
Florida Bar No. 0100185  
tcaron(a),thompsonclg.com  
Thompson Commercial Law Group  
615 W. De Leon Street  
Tampa, Florida 33606  
Telephone: (813) 387-1821  
Telecopier: (813) 387-1824  
Attorneys for Plaintiff  
January 14, 21, 2022 22-00091P

## SECOND INSERTION

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

**CASE NO. 2019CA001141CAAXWS  
DITECH FINANCIAL LLC F/K/A  
GREEN TREE SERVICING LLC,  
Plaintiff, vs.  
KIMBERLEY R. BARNHILL, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2021, and entered in 2019CA001141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and KIMBERLEY R. BARNHILL is the Defendant. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 01, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 759, GULF HIGHLANDS,  
UNIT SIX, ACCORDING TO  
THE PLAT THEREOF, RECORDED IN PLAT BOOK 16,  
PAGES 48 AND 49, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.

Property Address: 11624 CONSTANCE DR, PORT RICHEY, FL 34668

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

45.031.

**IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 7 day of January, 2022.

By: \S\Ashley Bruneus  
Ashley Bruneus, Esquire  
Florida Bar No. 1017216  
Communication Email:  
ashbruneus@raslg.com

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  
17-075838 - CaB  
January 14, 21, 2022 22-00064P

## SECOND INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.  
2021CA002633CAAXWS-J2  
AMERICAN ADVISORS GROUP,  
Plaintiff, vs.**

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

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

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 17, TANGLEWOOD EAST,  
UNIT ONE, ACCORDING TO  
THE MAP OR PLAT THEREOF  
AS RECORDED IN PLAT BOOK  
10, PAGES 145 AND 146 OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 2-14-2022 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at County, Florida, this 8th day of January, 2022.

CLERK OF THE CIRCUIT COURT  
Nikki Alvarez-Sowles, Esq.  
Clerk & Comptroller  
BY: JR Sorrell  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
21-088421 - MaJ  
January 14, 21, 2022 22-00067P

## SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2019CA000612CAAXES  
FIFTH THIRD BANK,  
Plaintiff, vs.  
KATHY L. ESTEP A/K/A  
KATHLEEN L. ESTEP, et al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 6, 2022 in Civil Case No. 2019CA000612CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein FIFTH THIRD BANK is Plaintiff and KATHY L. ESTEP A/K/A KATHLEEN L. ESTEP, 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 7th day of February 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

UNIT 115, BUILDING 7, TUSCANO AT SUNCOAST CROSSINGS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6873, PAGE 568 AND CONDOMINIUM PLAT BOOK 6, PAGE 107, AND ANY AMENDMENTS MADE THERETO, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER

WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH THE RIGHT TO USE GARAGE NUMBER G-14, BY VIRTUE OF PARKING ASSIGNMENT.

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. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 0146803  
6868500  
19-00017-2  
January 14, 21, 2022 22-00063P

## SECOND INSERTION

NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION

**CASE NO. 2021CA002654CAAXWS  
FOR AK ACTION NAME IS:  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY; FOR CA ACTION  
NAME IS: CHAMPION MORTGAGE  
COMPANY(NATIONSTAR  
MORTGAGE LLC, DBA);  
FOR DC ACTION NAME IS:  
NATIONSTARMORTGAGE LLC OF  
DELAWARE D/B/A CHAMPION  
MORTGAGE COMPANY;;  
Plaintiff, vs.**

**THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVEISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS  
WHO MAY CLAIM AN INTEREST  
IN THE ESTATE OF JUDITH ANN  
GOSS, et. al.**

**Defendant(s),  
TO:** THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH ANN GOSS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defen-

dants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 300, HILLDALE UNIT  
THREE, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED  
IN PLAT 12, PAGES 66 AND  
67 OF THE PUBLIC RECORDS  
OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 2/14/2022 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of this Court at County, Florida, this 8th day of January, 2022.

CLERK OF THE CIRCUIT COURT  
Nikki Alvarez-Sowles, Esq.  
Clerk & Comptroller  
BY: JR Sorrell  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
21-012243 - MaJ  
January 14, 21, 2022 22-00066P

## SECOND INSERTION

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

**CASE No.  
2019-CA-001972-CAAX-ES  
NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,  
Plaintiff, vs.  
WILLIAM J. MARSHALL AKA  
WILLIAM JOSEPH MARSHALL,  
et. al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019-CA-001972-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, and, WILLIAM J. MARSHALL AKA WILLIAM JOSEPH MARSHALL, 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 3rd day of February, 2022, the following described property:

THE EAST 214.6 FEET OF  
THE WEST 224.6 FEET OF  
THE NORTH 187.00 FEET OF  
THE SOUTH 200.0 FEET OF  
TRACT 73 OF ZEPHYRHILLS  
COLONY COMPANY LANDS  
IN SECTION 36, TOWNSHIP  
25 SOUTH, RANGE 21 EAST,  
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2,  
PAGE 6, PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

**IMPORTANT**  
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 11th day of January, 2022.  
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:  
Andrew.Tibavsky@gmlaw.com  
Email 2: gmforforeclosure@gmlaw.com  
By: Andrew Tibavsky, Esq.  
Florida Bar No. 1025171  
33585.2669 / AJBruhn  
January 14, 21, 2022 22-00088P



**SECOND INSERTION**  
 Notice of Application for Tax Deed 2021XX000148TDAXXX  
**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 #: 1702721  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-26-21-0110-00000-0100  
 LANE PARK ESTATES 1ST ADDN PB 10 PG 137 LOT 10 OR 8873 PG 2948  
 Name(s) in which assessed:  
 DENNIS HAGELIN  
 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 February 17, 2022 at 10:00 am.  
 December 27, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Belasic  
 Deputy Clerk  
 Jan. 14, 21, 28; Feb. 4, 2022  
 22-00043P

**SECOND INSERTION**  
 Notice of Application for Tax Deed 2021XX000155TDAXXX  
**NOTICE IS HEREBY GIVEN,** That FCAP AS CUSTODIAN FOR FTFCFIMT 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 #: 1702443  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 19-26-21-0050-00000-4440  
 TIMBER LAKE ESTATES A CONDOMINIUM PHASE IV CB 2 PGS 37 & 38 LOT 444 & COMMON ELEMENTS OR 9111 PG 2001  
 Name(s) in which assessed:  
 ALBERTO R FLECHA  
 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 February 17, 2022 at 10:00 am.  
 December 27, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Belasic  
 Deputy Clerk  
 Jan. 14, 21, 28; Feb. 4, 2022  
 22-00048P

**SECOND INSERTION**  
 Notice of Application for Tax Deed 2021XX000159TDAXXX  
**NOTICE IS HEREBY GIVEN,** That FCAP AS CUSTODIAN FOR FTFCFIMT 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 #: 1706768  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 14-24-16-029A-00000-2230  
 VIVA VILLAS 1ST ADD PHASE 1 PB 15 PGS 130-131 LOT 223 OR 8567 PG 2313  
 Name(s) in which assessed:  
 WALTER R MCNICHOL  
 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 February 17, 2022 at 10:00 am.  
 December 27, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Belasic  
 Deputy Clerk  
 Jan. 14, 21, 28; Feb. 4, 2022  
 22-00052P

**FOURTH INSERTION**  
**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** Petitioner, vs. **ANY AND ALL UNKNOWN PERSONS claiming an interest through or by conveyance, transfer, assignment, succession, or otherwise under ERNEST P. KOCHER and/or CECIL E. KOCHER, husband and wife, deceased.** Defendants.  
 TO: ANY AND ALL UNKNOWN PERSONS claiming an interest through or by conveyance, transfer, assignment, succession, or otherwise under ERNEST P. KOCHER and/or CECIL E.

**SECOND INSERTION**  
 Notice of Application for Tax Deed 2021XX000151TDAXXX  
**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 #: 1707356  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 34-24-16-0110-00000-0830  
 FLORESTATE PK NO 2 PB 8 PG 101 LOT 83 OR 1394 PG 1071  
 Name(s) in which assessed:  
 ALEXANDER C KLAUD  
 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 February 17, 2022 at 10:00 am.  
 December 27, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Belasic  
 Deputy Clerk  
 Jan. 14, 21, 28; Feb. 4, 2022  
 22-00045P

**SECOND INSERTION**  
 Notice of Application for Tax Deed 2021XX000154TDAXXX  
**NOTICE IS HEREBY GIVEN,** That FCAP AS CUSTODIAN FOR FTFCFIMT 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 #: 1703012  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 11-26-20-0030-00800-0720  
 NEW RIVER LAKES VILLAGES B2 AND D PB 44 PG 105 BLOCK 8 LOT 72 OR 5901 PG 412 & OR 7452 PG 1593 OR 9494 PG 2961  
 Name(s) in which assessed:  
 CONFIDENTIAL  
 CONFIDENTIAL  
 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 February 17, 2022 at 10:00 am.  
 December 27, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Belasic  
 Deputy Clerk  
 Jan. 14, 21, 28; Feb. 4, 2022  
 22-00047P

**SECOND INSERTION**  
 Notice of Application for Tax Deed 2021XX000161TDAXXX  
**NOTICE IS HEREBY GIVEN,** That FCAP AS CUSTODIAN FOR FTFCFIMT 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 #: 1710993  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 19-26-16-0530-00002-2210  
 BEACON SQUARE UNIT 18-C PB 10 PG 78 LOT 2221 OR 8783 PG 1089  
 Name(s) in which assessed:  
 EARNEST T FEBBRAIO  
 VALERIE FEBBRAIO  
 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 February 17, 2022 at 10:00 am.  
 December 27, 2021  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denise Belasic  
 Deputy Clerk  
 Jan. 14, 21, 28; Feb. 4, 2022  
 22-00053P

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  
 Dec. 31, 2021; Jan. 7, 14, 21, 2022  
 21-01972P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2021CP2139WS**  
**IN RE: ESTATE OF ROSE ANN SOUSA / Deceased.**  
 The administration of the estate of ROSE ANN SOUSA, deceased, whose date of death was October 10, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME 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 January 14, 2022.  
**ANGELA BELLARO**  
**Personal Representative**  
 15902 Lahunch Circle  
 Odessa, FL 33556  
 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  
 January 14, 21, 2022 22-00093P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2120-WS**  
**Section J**  
**IN RE: ESTATE OF ATHANASIOS E. VOYGIOYCAS aka TOM E. VOYGIOYCAS aka ATHNANIOS VOYGIOYCAS aka ANTHANASIOS E. VOYGIOYCAS Deceased.**  
 The administration of the estate of Athanasios E. Voygiocyas aka Tom E. Voygiocyas aka Athnianos Voygiocyas aka Anthanasios E. Voygiocyas, deceased, whose date of death was November 15, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JANUARY 14, 2022.  
**Personal Representative:**  
**David C. Gilmore**  
 11169 Trinity Blvd.  
 Trinity, FL 34655  
 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  
 January 14, 21, 2022 22-00095P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2094-WS**  
**Section J**  
**IN RE: ESTATE OF KAYCE DAVIS AKA KAYCE MARIE DAVIS Deceased.**  
 The administration of the estate of Kayce Davis aka Kayce Marie Davis, deceased, whose date of death was August 4, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JANUARY 14, 2022.  
**Personal Representative:**  
**Joe H. Davis**  
 10533 Green Meadow Lane  
 Port Richey, FL 34668  
 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  
 January 14, 21, 2022 22-00096P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2056-WS**  
**Division I**  
**IN RE: ESTATE OF RHODA ALTA WESTERN Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Rhoda Alta Western, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was October 19, 2021; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:  
 NAME ADDRESS  
 Rhonda Ann Western  
 9731 Clyde Street  
 Hudson, FL 34669  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is January 14, 2022.  
**Person Giving Notice:**  
**Lisa Folks as attorney-in-fact for Rhonda Ann Western**  
 17004 NW Chipola Heights Road  
 Altha, Florida 32421  
 Attorney for Person Giving Notice:  
 David A. Hook, Esq.  
 E-mail Addresses:  
 courtservice@elderlawcenter.com,  
 samantha@elderlawcenter.com  
 Florida Bar No. 0013549  
 The Hook Law Group, P.A.  
 4918 Floramar Terrace  
 New Port Richey, Florida 34652  
 January 14, 21, 2022 22-00100P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 21-CP-2090**  
**Division 44-E**  
**IN RE: ESTATE OF SONIA COLON, A/K/A SONIA DELGADO Deceased.**  
 The administration of the estate of Sonia Colon, a/k/a Sonia Delgado, deceased, whose date of death was July 18, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is January 14, 2022.  
**Personal Representative:**  
**Belinda Delgado**  
 1302 Ocean Spray Dr.  
 Ruskin, Florida 33570  
 Attorney for Personal Representative:  
 Brian P. Buchert, Esquire  
 Florida Bar Number: 55477  
 3249 W. Cypress Street, Ste. A  
 Tampa, Florida 33607  
 Telephone: (813) 434-0570  
 Fax: (813) 422-7837  
 E-Mail:  
 BBuchert@BuchertLawOffice.com  
 January 14, 21, 2022 22-00092P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2094-WS**  
**Section J**  
**IN RE: ESTATE OF KAYCE DAVIS AKA KAYCE MARIE DAVIS Deceased.**  
 The administration of the estate of Kayce Davis aka Kayce Marie Davis, deceased, whose date of death was August 4, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is January 14, 2022.  
**Personal Representative:**  
**Joe H. Davis**  
 10533 Green Meadow Lane  
 Port Richey, FL 34668  
 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  
 January 14, 21, 2022 22-00096P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2056-WS**  
**Division I**  
**IN RE: ESTATE OF RHODA ALTA WESTERN Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Rhoda Alta Western, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was October 19, 2021; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:  
 NAME ADDRESS  
 Rhonda Ann Western  
 9731 Clyde Street  
 Hudson, FL 34669  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is January 14, 2022.  
**Person Giving Notice:**  
**Lisa Folks as attorney-in-fact for Rhonda Ann Western**  
 17004 NW Chipola Heights Road  
 Altha, Florida 32421  
 Attorney for Person Giving Notice:  
 David A. Hook, Esq.  
 E-mail Addresses:  
 courtservice@elderlawcenter.com,  
 samantha@elderlawcenter.com  
 Florida Bar No. 0013549  
 The Hook Law Group, P.A.  
 4918 Floramar Terrace  
 New Port Richey, Florida 34652  
 January 14, 21, 2022 22-00100P

**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. 51-2018-CA-003457-WS**  
**Division J3**  
**SELECT PORTFOLIO SERVICING, INC. 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, ACCORDING 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 February 15, 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.  
 Dated this 11th day of January, 2022  
 By: /s/ Jennifer M. Scott  
 Jennifer M. Scott  
 Attorney for Plaintiff  
 Jennifer M. Scott  
 (813) 229-0900 x  
 Kass Shuler, P.A.  
 1505 N. Florida Ave.  
 Tampa, FL 33602-2613  
 ForeclosureService@kasslaw.com  
 246300/1807017/wll  
 January 14, 21, 2022 22-00089P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-2021CP2111WS**  
**IN RE: ESTATE OF DANIEL D. AURIEMME, JR. aka DANIEL D. AURIEMME, JR. Deceased.**  
 The administration of the estate of DANIEL D. AURIEMME, also known as DANIEL D. AURIEMME, JR., deceased, whose date of death was July 8, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is January 14, 2022.  
**Personal Representative:**  
**Lois R. Auriemme**  
 8811 Goshen Lane  
 Port Richey, FL 34668  
 Rebecca C. Bell  
 Attorney for Personal Representative  
 Florida Bar No. 0223440  
 Delzer, Coulter & Bell, P.A.  
 7920 U.S. Highway 19  
 Port Richey, FL 34668  
 Telephone: (727) 848-3404  
 Email: rebecca@delzercoulter.com  
 January 14, 21, 2022 22-00094P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2094-WS**  
**Section J**  
**IN RE: ESTATE OF KAYCE DAVIS AKA KAYCE MARIE DAVIS Deceased.**  
 The administration of the estate of Kayce Davis aka Kayce Marie Davis, deceased, whose date of death was August 4, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is January 14, 2022.  
**Personal Representative:**  
**Joe H. Davis**  
 10533 Green Meadow Lane  
 Port Richey, FL 34668  
 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  
 January 14, 21, 2022 22-00096P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-21-CP-2056-WS**  
**Division I**  
**IN RE: ESTATE OF RHODA ALTA WESTERN Deceased.**  
 TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the estate of Rhoda Alta Western, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was October 19, 2021; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:  
 NAME ADDRESS  
 Rhonda Ann Western  
 9731 Clyde Street  
 Hudson, FL 34669  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is January 14, 2022.  
**Person Giving Notice:**  
**Lisa Folks as attorney-in-fact for Rhonda Ann Western**  
 17004 NW Chipola Heights Road  
 Altha, Florida 32421  
 Attorney for Person Giving Notice:  
 David A. Hook, Esq.  
 E-mail Addresses:  
 courtservice@elderlawcenter.com,  
 samantha@elderlawcenter.com  
 Florida Bar No. 0013549  
 The Hook Law Group, P.A.  
 4918 Floramar Terrace  
 New Port Richey, Florida 34652  
 January 14, 21, 2022 22-00100P

**SECOND INSERTION**  
**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2021 CP 000785**  
**Division Probate**  
**IN RE: ESTATE OF MARIA BURMAN Deceased.**  
 The administration of the estate of Maria Burman, deceased, whose date of death was January 28, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME 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 January 14, 2022.  
**Personal Representative:**  
**Eileen Cupo**  
 2192 Donegal  
 Clermont, Florida 34711  
 Attorney for Personal Representative:  
 Patrick L. Smith  
 Attorney  
 Florida Bar Number: 27044  
 179 N. US HWY 27 Suite F  
 Clermont, FL 34711  
 Telephone: (352) 204-0305  
 Fax: (352) 833-8329  
 E-Mail:  
 patrick@attorneypatricksmith.com  
 Secondary E-Mail:  
 becky@attorneypatricksmith.com  
 January 14, 21, 2022 22-00097P



## SECOND INSERTION

Notice of Application for Tax Deed 2021XX000158TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1709315  
Year of Issuance: 06/01/2018  
Description of Property:  
32-25-16-0000-04800-0020  
COM AT NE CORNER OF SE1/4 OF NW1/4 OF SEC TH ALG NORTH LN OF SE1/4 OF NW1/4 WEST 327.09 FT FOR POB TH S0DEG51'0"W 123.21 FT TO PT IN PITHLACHA-SCOTTEE RIV TH N54DEG14'31"W 70.66 FT TH N10DEG44'0"E 83.37 FT TH EAST 43.64 FT TO POB OR 6174 PG 1981

Name(s) in which assessed:  
BELLEAIR BLUFFS PROPERTIES 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 February 17, 2022 at 10:00 am.

December 27, 2021  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Belasic  
Deputy Clerk  
Jan. 14, 21, 28; Feb. 4, 2022

## SECOND INSERTION

Notice of Application for Tax Deed 2021XX000164TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1712278  
Year of Issuance: 06/01/2018  
Description of Property:  
36-26-15-0800-00000-2490  
HOLIDAY LAKE ESTATES  
UNIT 5 PB 9 PG 69 LOT 249 OR 8613 PG 2927  
Name(s) in which assessed:  
ROGERS ELECTRONICS INC

All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 17, 2022 at 10:00 am.

December 27, 2021  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Belasic  
Deputy Clerk  
Jan. 14, 21, 28; Feb. 4, 2022

22-00056P

## SECOND INSERTION

Notice of Application for Tax Deed 2021XX000165TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1707489  
Year of Issuance: 06/01/2018  
Description of Property:  
01-25-16-0100-00000-2680  
PARKWOOD ACRES UNIT 2  
UNREC TRACT 268 DESC AS  
COM AT NE COR OF SE 1/4 OF  
SEC 1 TH N89DG 02' 55"W ALG  
N LN OF SE1/4 25.00 FT TH  
S00DG 51' 07"W 925.00 FT FOR  
POB TH CONT S00DG 51' 07"W  
100.00 FT TH N89DG 02' 55"W  
175.00 FT TH N00DG 51' 07"E  
100.00 FT TH S89DG 02' 55"E  
175.00 FT TO POB OR 3596 PG  
431

Name(s) in which assessed:  
ESTATE OF RICHARD SEPULVEDA

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 February 17, 2022 at 10:00 am.

December 27, 2021  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Belasic  
Deputy Clerk  
Jan. 14, 21, 28; Feb. 4, 2022

22-00057P

## SECOND INSERTION

Notice of Application for Tax Deed 2021XX000163TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1707337  
Year of Issuance: 06/01/2018  
Description of Property:  
34-24-16-0080-03000-0000  
GARDEN TERRACE ACRES UN-  
REC PLAT TR 30 BEING POR  
OF TR 58 OF PORT RICHEY  
LAND COMPANY SUB PB 1 PG  
61 FURTHER DESC AS PBL  
COM SE COR OF SW1/4 SEC  
TH ALG S LN OF SW1/4 SEC  
N89DG 05' 06"W 1314 FT TH  
N00DG 17' 50"E 676.90 FT FOR  
POB TH N00DG 17' 50"E 160 FT  
TH S89DG 04' 04"E 218.92 FT  
TH S00DG 17' 32"E 160 FT TH  
N89DG 04' 04"W 218.93 FT TO  
POB OR 9778 PGS 2780-2793

Name(s) in which assessed:  
ESTATE OF ROBIN KURT POWELL

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 February 17, 2022 at 10:00 am.

December 27, 2021  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Belasic  
Deputy Clerk  
Jan. 14, 21, 28; Feb. 4, 2022

22-00055P

## SECOND INSERTION

Notice of Application for Tax Deed 2021XX000172TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1700743  
Year of Issuance: 06/01/2018  
Description of Property:  
26-24-21-0050-00600-0145  
BRNET PL MB 2 PG 3 E 1/2 OF  
LOTS 14, 15, 16 BLK 6

Name(s) in which assessed:  
FRANK MURPHY  
KERI MILLER

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 February 17, 2022 at 10:00 am.

December 27, 2021  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Belasic  
Deputy Clerk  
Jan. 14, 21, 28; Feb. 4, 2022

22-00060P

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000002CPAXWS  
Division I  
IN RE: ESTATE OF  
SHIRLEY RAE FINDEL  
AKA SHIRLEY R. FINDEL AKA  
SHIRLEY FINDEL  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of SHIRLEY RAE FINDEL aka SHIRLEY R. FINDEL aka SHIRLEY FINDEL, deceased, File Number 512022CP000002CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was October 13, 2021; that the total value of the estate is \$3,760.98 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
LINDA G. BOX  
9564 Calle Alta  
New Port Richey, FL 34655  
HARRY E. FINDEL II  
1016 Ocean Avenue  
Bay Shore, New York 11706  
ALL INTERESTED PERSONS ARE

## SECOND INSERTION

NOTICE OF ADMINISTRATION  
(testate)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512021CP002124CPAXWS  
IN RE: ESTATE OF  
JAMES DOWLING AKA JAMES  
PATRICK DOWLING JR.  
Deceased.

The administration of the estate of JAMES DOWLING aka JAMES PATRICK DOWLING JR., deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The file number for the estate is . The estate is testate and the dates of the decedent's will and any codicils are January 4, 2011.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no

## SECOND INSERTION

Notice of Application for Tax Deed 2021XX000170TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCFIMT 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 #: 1711155  
Year of Issuance: 06/01/2018  
Description of Property:  
21-26-16-010A-00001-8350  
COLONIAL HILLS UNIT 24 PB  
18 PG 96-97 LOT 1835 OR 9579  
PG 3478

Name(s) in which assessed:  
ELLEN L COUGHLIN

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 February 17, 2022 at 10:00 am.

December 27, 2021  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denise Belasic  
Deputy Clerk  
Jan. 14, 21, 28; Feb. 4, 2022

22-00059P

## NOTIFIED THAT:

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

The date of first publication of this notice is January 14, 2022.

**Person Giving Notice:**  
LINDA G. BOX  
9564 Calle Alta  
New Port Richey, Florida 34655  
Attorney for Person Giving Notice  
JENNY SCAVINO SIEG, ESQ.

Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail:  
jenny@siegcolelaw.com  
Secondary E-Mail:  
eservice@siegcolelaw.com  
January 14, 21, 2022 22-00074P

## SECOND INSERTION

later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

**Personal Representative:**  
WILLIAM A. MALIK  
13930 Jacobson Drive  
Odessa, Florida 33556  
Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.  
Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail: jenny@siegcolelaw.com  
Secondary E-Mail:  
eservice@siegcolelaw.com  
January 14, 21, 2022 22-00075P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-002024  
Division Probate  
IN RE: ESTATE OF  
RAYMOND L. TORO  
Deceased.

The administration of the estate of RAYMOND L. TORO, deceased, whose date of death was July 11, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 106, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

**Personal Representative:**  
Giselle Caballero  
Attorney for Personal Representative:  
/s/ Debra A. Faulkner  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
Burke Faulkner Law, P.A.  
3937 Tampa Road #2  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
E-Mail:  
debbie@burkefaulknerlaw.com  
Secondary E-Mail:  
henri@burkefaulknerlaw.com  
January 14, 21, 2022 22-00070P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512021CP002179CPAXWS  
Division J  
IN RE: ESTATE OF  
EVE JOYCE MCMAHON  
AKA EVE MCMAHON  
Deceased.

The administration of the estate of EVE JOYCE MCMAHON aka EVE MCMAHON, deceased, whose date of death was November 1, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

**Personal Representative:**  
BARBARA EPSTEIN  
1458 Twin Villas Way  
Dunedin, Florida 34698  
Attorney for Personal Representative:  
BARBARA A. EPSTEIN, ESQ.  
Attorney  
Florida Bar Number: 917265  
BARBARA A. EPSTEIN & ASSOCIATES, P.A.  
P.O. Box 847  
New Port Richey, Florida 34656-0847  
Telephone: (727) 845-8433  
Fax: (727) 475-9822  
E-Mail: barbeps@msn.com  
Secondary E-Mail:  
maryellen.leone@gmail.com  
January 14, 21, 2022 22-00071P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512021CP001776CPAXWS  
Division Probate  
IN RE: ESTATE OF  
MARY ANN HUBALCK  
Deceased.

The administration of the estate of Mary Ann Hubalck, 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 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 14, 2022.

**Personal Representative:**  
Jennifer Ann Houdidobre  
386 Wagner Lane  
Corrales, New Mexico 87048  
Attorney for Personal Representative:  
John W. Hudzietz II, Esq.  
E-mail Addresses:  
emancinilaw@gmail.com  
Florida Bar No. 0844039  
Hudzietz & Mancini, P.A.  
10028 State Road 52  
Hudson, Florida 34669  
Telephone: (727) 857-9400  
January 14, 21, 2022 22-00072P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.  
512021CP001730CPAXES  
IN RE: ESTATE OF  
BLAKE DIXON BASSETT,  
Deceased.

The administration of the Estate of Blake Dixon Bassett, deceased, whose date of death was August 13, 2021, File Number 512021CP001730CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is January 14, 2022.

**Personal Representative**  
KIRSTEN D. FINLEY,  
**Personal Representative**  
3310 Ocean Shore Blvd Ormond  
Beach, FL 32176  
Attorney for Personal Representative:  
Lyndy C. Jennings, Esq.  
Attorney for Personal Representative  
Florida Bar No. 908851  
Law Offices of Lyndy C. Jennings, PA  
330 Pauls Drive, Suite 212  
Brandon, FL 33511  
Telephone: (813) 315-8547  
Email: ljennings@lyndylaw.com  
January 14, 21, 2022 22-00073P