PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of P8riot Rentals located at 9556 LAKEV-IEW 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 Department of State, Tallahassee, Florida

Dated at NEW PORT RICHEY, Florida, this 27th day of January, 2022. P8Riots Enterprises LLC

22-00187P February 4, 2022

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 02/20/2022 at 10:00 AM the following vehicles(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

1GKKNMLA5KZ263318 2019 GMC 1GTCS19H238171716 2003 GMC 2G61L5S33E9318968 2014 CADI 5NPE24AF3JH668034 2018 HYUN JM3KFADM5J0366474 2018 MAZO

February 4, 2022 22-00189P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 22, 2022, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line February 11, at 6:00am and ending February 22, 2022, at 12:00pm to satisfy a lien for the fol-low unit (s). Unit (s) contain general household goods.

Unit Name Helene K Leventis

February 4, 11, 2022 22-00197P

FIRST INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on February 23rd, 2022 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH $\,$ ONLY, unless otherwise arranged.

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

Vernon Lewis B51 Vincent Moroni B486 Peggy L. Parker

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richev, FL 34668

Williams Placeres-Torres C230 GabrielleCatalinaMartinez C284 C297 Gary Johnson Stacy Anne Dasher F227

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

B2 Amy Bone Bobbie Jo Stephenson

February 4, 11, 2022 22-00200P

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that PASTRAMI PARTNERS L.L.C., OWNER, desiring to engage in business under the fictitious name of ALL AMERICAN CHEESESTEAKS AND SUBS located at 9837 STATE ROAD 52, HUDSON, FLORIDA 34669 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. February 4, 2022

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 NewFloridaBiz.com located at 27251 Wesley Chapel Blvd #101 in the City of Wesley Chapel, Pasco County, FL 33544intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of January, 2026. Deadbolt Investments LLC 22-00186P February 4, 2022

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 Port Richey Self Storage located at Ridge Road in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of January, 2022. JAG INVESTMENTS AND DEVEL-OPMENT, LLC

February 4, 2022 22-00185P

FIRST INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

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

D04: Gabriella Merrill E04: Winona Wilson G03: Gabriella Merrill O13: Nona Payne

SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON February 19th, 2022 AT OR AFTER: 11:00 AM.EST.

February 4, 11, 2022 22-00196P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 22, 2022, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line February 11. 2022. at 6:00am and ending February 22, 2022, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit Shawn Caples H024 Jenney M Miller G043 Jennifer Patlan I029 Jacqueline Shannon I201 Teresa L Sirois I406

February 4, 11, 2022 22-00198F

NOTICE OF PUBLIC SALE:

GREG RUSSELL TOWING & TRANS-PORT gives notice that on 02/19/2022 at 09:00 AM the following vehicles(s) may be sold by public sale at 14813 US HIGHWAY 19, HUDSON FL 34667 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1D7HA18N43S379606 2003 DODG 1HGCP36898A008824 2008 HOND $2 FMZA 58284 BA 79392\ 2004\ FORD$ 2S3DA417886116763 2008 SUZI

HSX5C104G586 1986 HSX

February 4, 2022 22-00201P

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that MICHAEL G. BUTASH, P.A., OWNER, desiring to engage in business under the fictitious name of BUTASH LAW GROUP located at 23554 STATE ROAD 54, LUTZ. FLORIDA 33559 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

22-00188P February 4, 2022

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 Trademark Garage Floors located at 5839 Trouble Creek RD in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of January, 2022. Matthew Erb February 4, 2022 22-00203P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLOIRDA IN AND FOR PASCO COUNTY JUVENILE DIVISION 2020DP000072DPAXWS-26

In the Interest of: A. C., DOB: 01/16/2020 S. M., DOB: 01/20/2016

STATE OF FLORIDA COUNTY OF PASCO TO: Frank Barrs

You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of S.M., a female child born on January 20, 2016, Florida in Pasco County, to the mother, Carly Trewyn, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and cmmanded to be and appear before the Honorable Lauralee Westine, Judge of the Circuit Court, at the West Pasco Judicial Center, Courtroom 33, 7530 Little Road, New Port Richey, Florida, 34654, on March 10, 2022, at 10:30 a.m.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS 30.802(4) (D) AND 63.082(6) (G), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACE-MENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.32(3), FLORIDA STATUTES.

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

Witnessed my hand and seal of this Court at New Port Richey, Pasco County, Florida on this 27 day of Jan., 2022. CLERK OF COURT

Brenda Buff DEPUTY CLERK

RH/0126CD28 February 4, 11, 18, 25, 2022

22-00184P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-2177-WS Division J

IN RE: ESTATE OF SUSAN ANNE MOTAK 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 Susan Anne Motak, 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 August 25, 2021; that the total value of the estate is \$511.39 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Karen Neifer 121 Millview Drive

Coatesville, PA 19320 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this

Notice is February 4, 2022. **Person Giving Notice:** Karen Neifer 121 Millview Drive

Coatesville, PA 19320 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 February 4, 11, 2022

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512022CP000057CPAXWS

Division I IN RE: ESTATE OF DEBORAH A. HICKS AKA DEBORAH ANN HICKS AKA DEBORAH A. KNORR-HICKS

Deceased. The administration of the estate of DEBORAH A. HICKS aka DEBORAH ANN HICKS aka DEBORAH A. KNORR-HICKS, deceased, whose date of death was November 19, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is February 4, 2022.

Personal Representative: KYLE L. HOLLAND 3291 Gulf Coast Drive Hernando Beach, Florida 34607

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 22-00178P February 4, 11, 2022

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-2014-WS Division I IN RE: ESTATE OF

STEPHEN PAUL LOGAN 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 John F. Malave, 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 December 30, 2020; 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

Deborah Malave 11425 Nature Trail Port Richey, FL 34668 Barry Malave 1214 Bryan Street Drexel Hill, PA 19026 Charles Malave 21 Ridgewood Avenue Brentwood, NY 11717 Cynthia Puccio 11425 Nature Trail

Port Richey, FL 34668 Richard Malave 9906 Lakeside Lane Port Richey, FL 34668 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PE-RIODS 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 February 4, 2022.

Person Giving Notice: Deborah Malave 11425 Nature Trail Port Richey, Florida 34668 Attorney for Person Giving Notice: David A. Hook, Esq. Email Address: $courts ervice @\,elder law center.com$ Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF

FLORIDA PROBATE DIVISION File No: 21-CP-1978-WS Division J IN RE: ESTATE OF JUDITH A. BURGESS Deceased.

The administration of the estate of Judith A. 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 BE-FORE 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 NO-TICE ON THEM.

All other creditors of the de-cedent 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 4, 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 February 4, 11, 2022 22-00182P

FIRST INSERTION

22-00179P

NOTICE OF PUBLIC SALE

New Port Richey, Florida 34652

February 4, 11, 2022

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on February 23, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE \sharp 25856, 4080 Mariner Blvd, Spring Hill, FL $\,34609, (352)\,204-9059$

Time: 09:30 AM Sale to be held at www.storagetreasures.com.

0B012 - darden, Valerie; 0B030 - Owens, Tyosha; 0C113 - Costa-White, Megan; 0C135 - Chapman, Lisa; 0D006 - Lugo, Neritza; 0D046 - Burns, Melissa; 0E026 - Goodwin, Teri; 0E046 - darden, valerie; 0E052 - Williams, Naudia; 0E123 - Torok, Richard; 0E141 - pallante, Matthew; 0E186 - Swinton, Rolonda

PUBLIC STORAGE $\sharp~27103,\,11435$ US Highway 19, Port Richey, FL $\,34668,\,(727)\,478-2059$

Time: 09:45 AM Sale to be held at www.storagetreasures.com.

1003 - Freeman, Timothy; 1008 - Hartwell, Sarah; 1027 - Ann, Denise; 1055 - Beyer, Bruce; 1083 - Laine, Jesse; 1152 - mehn, April; 1156 - Morton, Joseph; 2012 - carter, cherokie; 2024 - Nogueras, Rose; 2032 - Raymer, Kevin; 2131 - Cotman, Reginal; 2240 - Beam, Heather; 2261 - Mehn, April; 3012 - Espinosa, Roberto; 3022 - Gray, Brandon; 3058 - Mee, Nuarra; 3071 Cheatham, Teresa; 3088 - Moore, Robert; 3098 - Dudley, Antonio; 3143 - Simpson, Simone; 3158 - Patten, Brittnie; 3226 Giannakopoulos, George; 3262 - Mobley, Joshua; 3291 - Markell, Erin; 3337 - Washington, Jaliesa; RV11 - Gonzales, Glorimar

PUBLIC STORAGE \sharp 25817, 6647 Embassy Blvd, Port Richey, FL $\,34668, (727)\,491\text{-}5429$ Time: 10:00 AM

C1033-Moyse, Jeffery; C2012-Davis, Joshua; E1110-Curtis, Khrystal; E1183-Long, Christopher; E1222-Coffey, Christopher; E1222-CoE1232 - osorno, Jonathan; E2216 - Sharpe, Dennis; E2279 - carr, Cleveland; E2332 - Durham, Alexis; E2371 - Pelcher, Tina

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:15 AM Sale to be held at www.storagetreasures.com.

11012 - Sandmeyer, Kristen; 11017 - Betterly, Alicia; 11020 - Komorowski, Stephanie; 11198 - Mcintire, Jennifer; 11232 - Carrafiello, Sam; 11262 - Rivera, Jose; 11281 - Aranda, Steven; 11291 - Faulkner, Christina; 11300 - BYRD, DANGELO; 12018 -Crouchman, William; 12040 - Reil, Brian; 12067 - khounnorath, Kanoksy; 12095 - Smith, Dylan; 12145 - Palmer, Jason; 12153 - Carrasquillo, Julio; 12222 - Hughan, Kristin; 12239 - Golden, Jennifer; 12280 - Andrews, Kailey; 13045 - caccamise, jason; 13098 - panzella, Stacy; 13146 - McClain, Gian; 13252 - Palmer, Jason; 13341 - rios, yanesky; 2029 - Martinez, Melvin; 2479 -Morgan, Emily; 2487 - White, Alexis; 3033 - Dambroski, Paulette; 3126 - Steven, Brown; 3281 - Brown, Steven; 3451 - Kane, Gail; 4028 - Bloom, Jamie; 4182 - Thorn, Ricki; 4214 - Boyer, Gilbert; 4321 - Thomas, Patricia; 4372 - White, Clayton; 4669 - Wilkinson, Sara; 4701 - White, Latiesha

PUBLIC STORAGE \sharp 25808, 7139 Mitchell Blvd, New Port Richey, FL $\,34655, (727)\,547-3392$

Time: 10:30 AM Sale to be held at www.storagetreasures.com.

1108 - Hamilton, Timothy; 1931 - Makarewicz, Michelle; 2010 - Marty, Denise

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

Time: 10:45 AM Sale to be held at www.storagetreasures.com.

021 - Tzimas, Athanasios; 091 - Backus, Rob; 118 - Paegle, Edward; 175 - soltes, Stephen; 194 - Chyben, John; 199 - Atkinson, Michael; 206 - Smith, Willie; 223 - Schneider, Timothy; 248 - Atkinson, Michael; 254 - sessa, Chris; 338B - Santana, Alexis; 381 - Algarin, Edwin; 473 - cobian, kevin

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

February 4, 11, 2022 22-00199P

NOTICE OF FINAL AGENCY ACTION BY

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 187.48 acres known as Two Rivers Parcel A2 Phase A, B, & C.

The project is located in Pasco County, Section(s) 20, 29, Township 26 South, Range 21 East. The permit applicant is EPG-Two Rivers, LLC. whose address is 111 S. Armenia Avenue, Suite 201, Tampa, FL 33609. The Permit No. is 43045579.004.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regard- $% \left(1\right) =\left(1\right) \left(1\right) \left($ ing this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right

such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

February 4, 2022

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 75.80 acres to serve the Residential project known as Bexley North Parcel 5 Phase 3. The project is located in Pasco County, Section(s) 9, 10, Township 26 South, Range 18 E. The permit applicant is Pulte Home Company, LLC, 2662 South Falkenburg Road, Tampa, FL 33578. The Permit No. is 43013740.051.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

February 4, 2022 22-00202P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 237.17acres known as Two Rivers Parcel A1 Phase A, B, & C.

The project is located in Pasco County, Section(s) 30, 19, 20, 29, Township 26 South, Range 21 East. The permit applicant is EPG-Two Rivers, LLC. whose address is 111 S. Armenia Avenue, Suite 201, Tampa, FL 33609. The Permit No. is 43045579.003.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. February 4, 2022

HOW TO **PUBLISH YOUR** 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.51-2022CP82WS IN RE: ESTATE OF ALAN J. LEDIG/ aka ALAN JAMES LEDIG

Deceased. The administration of the estate of ALAN J. LEDIG, also known as ALAN JAMES LEDIG, deceased, whose date of death was October 5, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 4, 2022.

Signed on this 14th day of January,

GRETCHEN LEDIG Personal Representative

6915 Lingo Court New Port Richey, FL 34653 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

FIRST INSERTION

22-00177P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-1958 IN RE: ESTATE OF SANDRA E. PEDERSEN Deceased.

The administration of the estate of SANDRA E. PEDERSEN, deceased, whose date of death was April 14, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 4, 2022

Personal Representative: DAVID L. PEDERSEN 26910 Foamflower Blvd. Wesley Chapel, FL 33544

Attorney for Personal Representative: LORI VELLA, Esq. E-Mail: AttorneyLori@lorivella.com Florida Bar No. 356440 LAW OFFICE OF LORI VELLA,

14502 N. Dale Mabry Hwy., Suite 200 Tampa, FL 33618

Telephone: (888) 778-0063 February 4, 11, 2022 22-00183P

FIRST INSERTION

PASCO COUNTY

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

Case No. 51-2018-CA-003457-WS

Division J3 SELECT PORTFOLIO SERVICING, Plaintiff, vs.

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

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

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

and commonly known as: 4414 GEN-ESEE LANE, NEW PORT RICHEY, FL 34655; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on April 12, 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 28th day of January, 2022. By:/s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff

Invoice to: Laura E. Noyes (813) 229-0900 x1515 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 Foreclosure Service@kasslaw.com246300/1807017/len February 4, 11, 2022 22-00175P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF

FLORIDA PROBATE DIVISION Case No: 21-CP-001429 IN RE: ESTATE OF ROGER ANDERSON, Deceased.

The administration of the estate of ROGER ANDERSON, deceased, Case No: is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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 the decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

TICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is February 4, 2022.

MARGARET AMANDA ANDERSON

Personal Representative /s/ Derek t. Matthews GLEN R. LANSKY, ESQUIRE Fla. Bar No: 985392 DEREK T. MATTHEWS, ESQUIRE Fla. Bar No: 1000992 LANSKY LAW GROUP 5476 Lithia Pinecrest Rd. Lithia. Florida 33547

Telephone: 813-657-1995 Email: office@lanskylawgroupfl.com Attorneys for Personal Representative February 4, 11, 2022

FLORIDA

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

GENERAL JURISDICTION DIVISION

Wilmington Trust, National Association as Successor Trustee to Citibank, N.A. as Trustee For Lehman XS Trust Mortgage Pass-Through Certificates, Series Plaintiff, vs.

to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA002405CAAXWS Judicial Circuit, in and for Pasco County, Florida, wherein Wilmington National Association Successor Trustee to Citibank, N.A. as Trustee For Lehman XS Trust Series 2006-13 is the Plaintiff and Andrew FLRBC Properties LLC; Registration Systems, Inc., as nominee for First Guaranty Mortgage Corporation; Thousand Oaks East Phase IV Homeowners' Association, Inc.; Thousand Oaks Master that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the www.pasco.realforeclose.com, beginning at 11:00 AM on the 8th day of March, 2022, the following described

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

Case No. 2018CA002405CAAXWS

Andrew FLRBC Properties LLC, et

Defendants. NOTICE IS HEREBY GIVEN pursuant of the Circuit Court of the SIXTH Mortgage Pass-Through Certificates, Richard Bialor; Mortgage Electronic Association, Inc. are the Defendants, highest and best bidder for cash at, property as set forth in said Final Judgment, to wit:

LOT 36 IN THOUSAND OAKS

EAST PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 94, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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

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

tion regarding transportation services. Dated this 27th day of January, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6133 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Mehwish Yousuf Mehwish Yousuf, Esq. Florida Bar No. 92171 File # 17-F00621 February 4, 11, 2022 22-00169P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 2016CA000961CAAXWS

PHH Mortgage Corporation, Plaintiff, vs. Patrick J. Brophy, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2016CA000961CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Patrick J. Brophy are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 8th day of March, 2022, the following described property as set forth in said Final

Judgment, to wit: LOT 1183, JASMINE LAKES UNIT 7-C, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 13, PAGE 136, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port 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 27th day of January, 2022 BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6133 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Mehwish Yousuf Mehwish Yousuf, Esq. Florida Bar No. 92171 File # 16-F01968 February 4, 11, 2022 22-00167P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE $6\mathrm{TH}\,\mathrm{JUDICIAL}\,\mathrm{CIRCUIT}$ IN AND FOR PASCO COUNTY FLORIDA GENERAL JURISDICTION DIVISION

CASE NO: 51-2010-CA-005456-CAAX-WS The Verandahs at Pasco Community Association, Inc., a Florida Non **Profit Corporation**, Plaintiff, v.

Yogendra Dhanik and Bharti Dhanik, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to an Order of Final Judgment dated January 21, 2022 and entered in Case No. 51-2010-CA-005456-CAAX-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein The Verandahs at Pasco Community Association, Inc., is Plaintiff, and Yogendra Dhanik and Bharti Dhanik, are the Defendants, the Clerk of Court will sell to the highest and best bidder for cash on www.pasco.realforeclose.com at 11:00 o'clock A.M. on the 22nd day of February, 2022 the following described property as set forth in said Order of Final Judgment to wit:

LOT 189, VERANDAHS, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 12407 White Bluff Road, Hudson, FL 34669. A statement that 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

AMERICANS WITH DISABILI-TIES ACT ASSISTANCE 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 28th day of January, 2022. ASSOCIATION LAW GROUP, P.L. Attorney for the Plaintiff /s/ Jennifer L. James By: Jennifer L. James, Esq. Florida Bar No. 1010251 Primary Email: jjames@algpl.com Association Law Group, P.L. Post Office Box 311059 Miami, Florida 33231 Phone: (305) 938-6922 Fax: (305) 938-6914

Secondary Email: filings@algpl.com 22-00166P February 4, 11, 2022

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

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

FLORIDA GENERAL JURISDICTION DIVISION Case No. 2019CA002238CAAXES

Wells Fargo Bank, N.A., Plaintiff, vs. THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE

OF JOHN M. SUDDUTH A/K/A JOHN MATTHEW SUDDUTH, DECEASED, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA002238CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF JOHN M. SUDDUTH A/K/A JOHN MATTHEW SUDDUTH, DECEASED; Lake Padgett Estates East Property Owners Association, Inc.; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF EARL E. WEIMER, DECEASED: SCOT P. LEIGHLY: LORI L. LEIGHLY; M. Noveson, as Trustee of the 23227 Chelsea Loop Trust Dated 10/20/05; KALEZE CHAPMAN MENDEZ A/K/A KALEZE CHAPMAN; CHRISTOPHER MENDENZ A/K/A CHRISTOPHER MENDEZ; Worldwide Asset Purchasing II, LLC; Capital One Bank (USA). National Association: Stephen Earl Weimer; John William Sudduth; Linda Louise Sudduth; Any and all unknown parties claiming by, through,

under, or against the herein named Individual Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim in interest as Spouses, Heirs, Devisees, Grantees, or other claimants are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose. com, beginning at 11:00 AM on the 7th day of March, 2022, the following described property as set forth in said

Final Judgment, to wit:

LOT 301, UNRECORDED
PLAT OF LAKE PADGETT ES-TATES EAST, PASCO COUNTY, FLORIDA, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

BEGIN 342.45 FEET NORTH AND 1273.42 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, RUN NORTH 26 DEGREES 42 MIN-UTES 56 SECONDS WEST, 139.24 FEET; THENCE ON AN ARC TO THE LEFT 52.94 FEET, CHORD 52.43 FEET, CHORD BEARING NORTH 50 DEGREES 25 MINUTES 50 SECONDS EAST; THENCE SOUTH 53 DEGREES 21 MIN-UTES 20 SECONDS EAST. 120.46 FEET; THENCE ON AN ARC TO THE RIGHT 69.73 FEET, CHORD 69.57 FEET, CHORD BEARING SOUTH 38 DEGREES 20 MINUTES 29 SECONDS WEST: THENCE SOUTH 45 DEGREES 00 MIN-UTES 00 SECONDS WEST 45.28 FEET TO THE POINT OF BEGINNING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you. to the provision of certain assistance. 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 27th day of January, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Jonathan Mesker Jonathan Mesker, Esq. Florida Bar No. 805971

22-00171P

File # 20-F01339

February 4, 11, 2022

FIRST 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. 2019CA002826

Division J2 SELECT PORTFOLIO SERVICING,

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ANGEL F. JUSINO, DECEASED, MIGUEL JUSINO A/K/A MICHAEL JUSINO, KNOWN HEIR OF ANGEL F. JUSINO, DECEASED, RICHARD JUSINO, KNOWN HEIR OF ANGEL F. JUSINO, DECEASED, MARIA B. HERNANDEZ. KNOWN HEIR OF ANGEL F. JUSINO, DECEASED, PARK LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF MIGUEL JUSINO A/K/A MICHAEL JUSINO. UNKNOWN SPOUSE OF RICHARD JUSINO, THE CLERK OF THE COURT FOR PASCO COUNTY, FLORIDA, UNKNOWN SPOUSE OF MARIA B. HERNANDEZ, STATE OF FLORIDA, DEPARTMENT OF REVENUE, AND UNKNOWN

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December

TENANTS/OWNERS.

Defendants.

2, 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 181, OF PARK LAKE ES-TATES, UNIT TWO, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 107, OF THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 4354 BLACK FOX DRIVE, NEW PORT RICHEY, FL 34653; 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 April 21, 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 28th day of January, 2022.

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

Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 246300/1910708/CMP February 4, 11, 2022 22-00174P FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION RE: HELENA M. CHARLES,

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

The above-named Decedent, established a Living Trust, entitled MER-WIN E. & HELENA M. CHARLES LIVING TRUST Dated JANUARY 12,

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

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED

The date of the first publication of this Notice is February 4, 2022. REVOLUTION FIDUCIARY SERVICES, LLC, Trustee 13742 17TH STREET DADE CITY, FL 33523 813-355-6900

OFFICIAL

COURT

HOUSE

WEBSITES:

February 4, 11, 202222-00195P

FIRST INSERTION

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA002586CAAXES WELLS FARGO BANK, N.A., STEPHEN ROBERT DONALDSON A/K/A STEPHEN R. DONALDSON; ANN MARIE DONALDSON; **UNKNOWN TENANT 1; UNKNOWN TENANT 2**; UNITED STATES OF AMERICA-DEPARTMENT OF JUSTICE; 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

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

PARTIES MAY CLAIM AN

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

OTHER CLAIMANTS **Defendant**(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on in Civil Case No. 2019CA002586CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and STE-PHEN ROBERT DONALDSON A/K/A STEPHEN R. DONALDSON; ANN MARIE DONALDSON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA-DE-PARTMENT OF JUSTICE; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on February 28, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment.

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ:

THAT PART OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS: COMMENCE AT A POINT AT THE INTERSECTION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 575 AND AT A DISTANCE OF 820.00 FEET EAST OF THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 RUN THENCE S 00 ° 06'01" W A DISTANCE OF 7.20 FEET TO THE POINT-OF-BEGINNING;

THENCE RUN N 76 ° 37'36" E, A DISTANCE OF 213.32 FEET: THENCE RUN N 02 ° 25'14" W, A DISTANCE OF 7.13 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE RUN N 76 37'36" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 101.86 FEET THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN S 02 ° 25'14" E, A DISTANCE OF 868.73 FEET; THENCE RUN S 89 ° 49 '38" E, A DISTANCE OF 294.21 FEET; THENCE RUN N 62 ° 51′ 20″ E, A DISTANCE OF 285.00 FEET; THENCE RUN S 285.00 FEET; THENCE RON O 27 ° 8'40" E, A DISTANCE OF 450.00 FEET; THENCE RUN N 62 ° 51'20" E, A DISTANCE OF 71.23 FEET; THENCE RUN S 27 ° 08'40" E, A DISTANCE OF 231.73 FEET (PLAT), 200.00 FEET (MEASURED), TO THE SOUTHWEST COR-NER OF THE PEACHTREE VILLAGE UNIT NO. 1, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 118-120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CORNER ALSO BEING AT A POINT ON THE NORTHER-LY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN S 62 ° 40'27" W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE RAILROAD, A DISTANCE OF 1411.53 FEET TO A POINT 820.00 FEET EAST OF THE WEST BOUND-ARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N 00 ° 6'01" E, A DISTANCE OF 1852.67 FEET TO A POINT OF

TOGETHER WITH: THAT PART OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 575 AND AT A DISTANCE OF 820.00 FEET EAST OF THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTH-WEST 1/4 OF SAID SECTION 28 FOR THE POINT OF BE-GINNING; THENCE RUN S 00 $^{\circ}$ 06'01" W, A DISTANCE OF 7.20 FEET; THENCE RUN N 76 ° 37'36"E, A DISTANCE OF 213.32 FEET; THENCE RUN N 02 ° 25'14"W, A DIS-TANCE OF 7.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 575. THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN S 76 $^{\rm o}$ $37^{\rm '}38^{\rm '}W,$ A DISTANCE OF 213 FEET TO THE POINT OF

LESS AND EXCEPT: THAT PART OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BE-COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 575 AND AT A DISTANCE OF 820.00 FEET EAST OF THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTH-WEST 1/4 OF SAID SECTION 28; THENCE RUN N 76 $^{\circ}$ 37'36" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 314.86 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 02 ° 25'14" E, A DISTANCE OF 715.60 FEET; THENCE RUN N 89 ° 45'58" W A DISTANCE OF 337.71 FEET; THENCE RUN N 00 ° 06'01" E, A DISTANCE OF 640.22 FEET TO THE POINT OF BE-GINNING. SUBJECT TO: A 30 FOOT EASEMENT FOR IN-GRESS AND EGRESS OVER AND ACROSS THE WEST 30.00 FEET THEREOF.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 27 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 Date: 2022-01-27 13:41:30 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1252-838B

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2018CA003322CAAXES PHH Mortgage Corporation, Plaintiff, vs.

Melvin Barrios a/k/a Melvin S. Barrios, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 9th day of March, 2022, the following described property as set forth in said Final

Judgment, to wit: LOT 11, BLOCK 19, OF FOX RIDGE, PHASE TWO, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 19, PAGES 42 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the

NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNT

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 2018CA001201CAAXES

U.S. Bank National Association.

Trust 2007-1, Asset-Backed

Certificates, Series 2007-1,

Yogendra Dhanik, et al.,

Plaintiff, vs.

Defendant.

as Trustee for GSAA Home Equity

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2018CA001201CAAXES of

the Circuit Court of the SIXTH Judicial

Circuit, in and for Pasco County,

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

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

Dated this 27th day of January, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6133 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Mehwish Yousuf Mehwish Yousuf, Esq. Florida Bar No. 92171 File # 17-F02701 22-00170P February 4, 11, 2022

sarasotaclerk.com

SARASOTA COUNTY:

MANATEE COUNTY:

manateeclerk.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



SAVE TIME E-mail your Legal Notice



February 4, 11, 2022

legal@businessobserverfl.com

Florida, wherein U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-1, Asset-Backed Certificates, Series 2007-1 is the Plaintiff and Yogendra Dhanik; Bharti Dhanik: Suncoast Meadows Master Association, Inc.; Mortgage Electronic Registration Systems, Inc., as nominee for Aegis Wholesale Corporation are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com,

LOT 26, BLOCK 9, SUNCOAST MEADOWS-INCREMENT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 55, PAGE

beginning at 11:00 AM on the 9th day

of March, 2022, the following described

property as set forth in said Final

129. OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

FIRST INSERTION

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

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

Dated this 27th day of January, 2022. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 6133 Fax: (954) 618-6954 FLCourtDocs@brock and scott.comBy /s/ Mehwish Yousuf Mehwish Yousuf, Esq. Florida Bar No. 92171 File # 17-F03124

22-00168P

February 4, 11, 2022

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

CASE #: 2019CA003334CAAXWS DIVISION: J3

Quicken Loans Inc. Plaintiff, -vs.-Michael D. Keefe a/k/a Michael Keefe; Ana Baeza; Unknown Spouse of Michael D. Keefe a/k/a Michael Keefe; Unknown Spouse of Ana Baeza; Chartway Federal Credit Union, as Assignee of Gulfview Motors, Inc.; Independent Savings Plan Company d/b/a ISPC; Thousand Oaks East Phase 5 Homeowner's Association, Inc.; Thousand Oaks Phases 2-5 Homeowners' Association, Inc.; Thousand Oaks Master Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown

Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA003334CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Quicken Loans Inc., Plaintiff and Michael D. Keefe a/k/a Michael Keefe 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, at 11:00 a.m. on March 29, 2022, the following described property as set forth in said Final Judgment, to-wit:

LOT 5, BLOCK 13, THOUSAND OAKS EAST PHASE V 2ND PAR-TIAL REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 131-133, OF THE PUBLIC RECORDS OF PASCO

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

PASCO COUNTY

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 19-321018 FC01 RFT

February 4, 11, 2022 22-00194P

FIRST INSERTION

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

FLORIDACASENO.: 2019CA003977CAAXWS BANKUNITED N.A.,

Plaintiff, v. YRISLEYDI LAFFITA PELEGRIN; UNKNOWN SPOUSE OF YRISLEYDI LAFFITA PELEGRIN; GULF COAST ACRES TOWNSHIP. FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1: UNKNOWN TENANT #2,

Defendants.NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 27, 2022 entered in Civil Case No. 2019CA-003977CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein BANKUNIT-ED N.A., Plaintiff and YRISLEYDI LAFFITA PELEGRIN; UNKNOWN SPOUSE OF YRISLEYDI LAFFITA PELEGRIN; GULF COAST ACRES TOWNSHIP, FLORIDA; UNKNOWN TENANT #1 N/K/A VICTOR GUTIER-REZ: UNKNOWN TENANT #2 N/K/A MARLESZ CASTILLO are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on March 15, 2022 the following described property as set forth in said Final Judgment, to-wit:.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED

IN THE COUNTY OF PASCO, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS: LOT NO. 26 OF "SUNNYDALE", AN UNRECORDED SUBDIVISION OF LOT 8, BLOCK 7, "GULF COAST ACRES, UNIT 2", AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 5, PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT, ON THE NORTH LINE OF SAID LOT 8, LYING NORTH 89 DEGREES 55' 20" EAST, 664.35 FEET FROM THE PLATTED NORTHWEST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 89 DEGREES 55' 20" EAST, 50 FEET; THENCE SOUTH 0 DEGREES 04' 40" EAST, 78.96 FEET; THENCE SOUTH 89 DE-GREES 55' 20" WEST 50 FEET; THENCE NORTH O DEGREES 04° 40" WEST, 78.96 FEET TO THE POINT OF BEGINNING. THE EASTERLY AND WEST-ERLY 3 FEET THEREOF BEING RESERVED AS A UTILITY AND, OR DRAINAGE EASEMENT AND THE SOUTHERLY 15 FEET THEREOF BEING RESERVED AS ROAD RIGHT-OF-WAY AND/OR UTILITY EASEMENT. A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, ON "SUNNYDALE DRIVE", MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE PLATTED SOUTHWEST CORNER OF LOT 8, BLOCK 7, GULF COAST ACRES, UNIT 2, AS SHOWN ON A PLAT RE-

CORDED IN PLAT BOOK 5, PAGE 85, OF THE PUBLIC RE-CORDS OF PASCO COUNTY. FLORIDA, AND RUN THENCE NORTH 89 DEGREES 55' 20' EAST, 41.59 FEET TO THE EX-ISTING EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 19 (S. R. NO. 55, SECTION 14030): THENCE NORTH 39 DEGREES 37' 00" EAST, 89.62 FEET, ALONG SAID RIGHT-OF-WAY, TO A POINT OF BEGINNING AND RUN THENCE NORTH 89 DEGREES 55' 20" EAST, 1277.88 FEET TO A POINT LYING 3 FEET WESTERLY OF THE WESTERLY EDGE OF DIAGO-NAL ROAD; THENCE NORTH 39 DEGREES 37'00" EAST, 25.99 FEET PARALLEL WITH SAID DIAGONAL ROAD; THENCE SOUTH 89 DEGREES 55' 20' WEST, 1277.88 FEET TO SAID EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 19; THENCE SOUTH 39 DEGREES 37' 00" WEST, 25.99 FEET, ALONG SAID U.S. HIGHWAY NO. 19, TO THE POINT OF BEGINNING. Property Address: 8419 Sunny

dale Drive, Hudson, FL 34667 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR

VOICE IMPAIRED, CALL 711.
THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale. FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail:

ftlreal prop@kelleykronenberg.comBy: Jason M. Vanslette, Esq. FBN: 92121

File No: CMF1901-JMV February 4, 11, 2022 22-00193P

FIRST INSERTION

NOTICE OF SALE TEREST IN THE PROPERTY HERE-PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 512019CA000548CAAXWS

FIRST INSERTION

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY L. DIOS (DECEASED); MICHAEL DIOS; CYNTHIA SOULLIERE; BEACON WOODS CIVIC ASSOCIATION, INC.: UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 12, 2022, and entered in Case No. 512019CA000548CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-LY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY L. DIOS (DECEASED); MICHAEL DIOS: CYNTHIA SOUL-LIERE; BEACON WOODS CIVIC AS-SOCIATION, INC.; UNKNOWN TEN-ANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-

TION, OR HAVING OR CLAIMING

TO HAVE ANY RIGHT, TITLE OR IN-

IN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, a.m., on March 8, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1405, BEACON WOODS, VILLAGE SEVEN, AS RE-CORDED IN PLAT BOOK 12, PAGES 31 THRU 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

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

DATED 1/26/2022. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-175033 / VMR 22-00172P February 4, 11, 2022

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2019CA003646CAAXWS DIVISION: J2

Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.-

Jonathan P. Byrd; Bobbijo Byrd; Nationstar Mortgage LLC d/b/a Greenlight Loans: Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants: Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA003646CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Jonathan P. Byrd are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT 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-

PART OF TRACT 47 OF THE TAMPA-TARPON LAND COM-PANY'S SUBDIVISION OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1,

AT PAGES 68, 69 AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST COR-NER OF SAID TRACT 47; THENCE RUN ALONG THE WEST LINE OF SAID TRACT 47, N. 00° 13' 10" EAST, 995.87 FEET; THENCE SOUTH 89°39' 26 EAST, 109.99 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 39' 26" EAST, 110 FEET; THENCE SOUTH 00° 13' 55" WEST, 177.04 FEET; THENCE NORTH 89°38' 04" WEST, 110 FEET, THENCE NORTH 00° 13' 55" WEST, 177.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MANUFAC-TURED HOME, YEAR: 2000, MAKE: FLEETWOOD, VIN#: GAFLX54A85037HS21 AN VIN#: GAFLX54B85037HS21.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 19-321284 FC01 ALW February 4, 11, 2022 22-00176P

FIRST INSERTION

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

Case No. 51-2019-CA-001430-WS

Division 37-D SPECIALIZED LOAN SERVICING Plaintiff, vs.

VICTOR R. PEREA, AIDA PEREA, STEFAN V. PEREA A/K/A STEFAN PEREA, GAUTAMKUMAR PATEL, MINA PATEL, COLONY LAKES HOMEOWNERS ASSOCIATION OF PASCO COUNTY, FLORIDA UNKNOWN SPOUSE OF STEFAN V. PEREA, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, CAPITAL ONE BANK (USA), NA F/K/A CAPITAL ONE BANK, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 21, 2022, 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 3, OF COLONY LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 24 THROUGH 40, OF THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 12242 COLONY LAKES BLVD, NEW PORT RICHEY, FL 34654; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on-

line at www.pasco.realforeclose.com, on March 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.

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 31ST day of January,

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

Invoice to: Laura E. Noves (813) 229-0900 x1515 Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/1808022/wll 22-00192P February 4, 11, 2022

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2020CA000797CAAXWS Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of James B. Welsh a/k/a James Welsh, Deceased, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA000797CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank, formerly known as Branch Banking and Trust Company is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of James B. Welsh a/k/a James Welsh, Deceased; DAWN A. ELLIS; SALLY MCLAUGHLIN SCHULTE A/K/A SALLY M. A/K/A SALLY M. JOANNE SCHULTE; BIANCA MCLAUGHLIN F/K/A JOANNE BIANCA VAMVAKARIS; WILLIAM JOANNE M. MCLAUGHLIN; JOHN JOSEPH WELSH A/K/A JOHN J. WELSH; THOMAS JOSEPH WELSH A/K/A THOMAS J. WELSH; MICHAEL J. WELSH Sr; PAUL J. WELSH; WILLIAM JOSEPH WELSH A/K/A WILLIAM J. WELSH; MARIANNE K. GEARY; VICTORIA ANN WELSH A/K/A VICTORIA A. WELSH: JOHN WELSH; KELLY ANN WELSH; ALICIA M. HOWELL A/K/A ALICIA HOWELL F/K/A ALICIA M. TUPPER; KATHRYN R. BOURQUIN A/K/A KATHRYN BOURQUIN A/K/A KATHY BOURQUIN: ANGELA M. PERILLI A/K/A ANGELA PERILLI; ANTHONY JAMES PETRASSO A/K/A ANTHONY PETRASSO; K. T., A MINOR CHILD IN THE CARE OF HER MOTHER AND NATURAL GUARDIAN, ALLISON E. TROUTS; KAILA ELIZABETH TROUTS A/K/A KAILA E. TROUTS A/K/A KAILA TROUTS ; A. F., a minor child in the care of her mother and natural guardian, Lisa M. Foley; A. T., a minor child in the care of her mother and natural guardian, Allison E. Trouts: The Pines of New Port Richey Homeowners' Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose. com, beginning at 11:00AM on the 22nd day of March, 2022, the following described property as set forth in said

Final Judgment, to wit: LOT 10, THE PINES OF NEW PORT RICHEY. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 31 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

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

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

Dated this 31st day of January, 2022 BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comJonathan Mesker, Esq. Florida Bar No. 805971 File# 19-F02763 February 4, 11, 2022 22-00190P

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement Fax, Mail or e-mail your notice to the Business Observer office in the required county for
- Public Announcement the Business Observer office in the required count, publication.

 Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.

 When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.

 On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- delivered promptly to the appropriate court
 A file copy of your delivered affidavit will be sent to you.



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

FLORIDA CASE NO. 2021CA002969CAAXWS MIDFIRST BANK

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ELIZABETH D. JENSEN, DECEASED, ET AL.

Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ELIZABETH D. JENSEN, DECEASED Current Residence Unknown, but whose last known address was: 5044 PLANTATION DR, HOLIDAY, FL 34690-2164

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

LOT 42, COLONIAL OAKS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 21, PAGE 135 AND 136, 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 $200, \operatorname{St.}$ Petersburg, FL 33716, on or before 3-2-2022 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 Plaintiff's at-torney 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 seal of the Court on this 28th day of January, 2022. Nikki Alvarez-Sowles, Esq. - AES Clerk & Comptroller Clerk of the Circuit Court (SEAL) By: JR Sorrell

Deputy Clerk eXL Legal, PLLC, Plaintiff's attorney 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 1000007266

February 4, 11, 2022 22-00173P

OFFICIAL Courthouse WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

> **LEE COUNTY:** leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

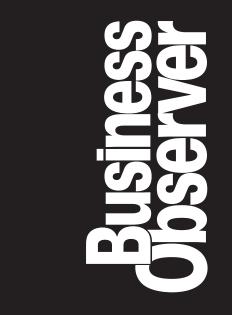
PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-0089-WS

Division I IN RE: ESTATE OF RICHARD H. BUCKLEY 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 RICHARD H. BUCKLEY, deceased, File Number 512022CP0089WS/I, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654; that the decedent's date of death was October 1, 2021; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address LISA BUCKLEY 7112 Florestate Dr. Hudson, FL 34667

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Notice is January 28, 2022. Person Giving Notice: LISA BUCKLEY 7112 Florestate Dr. Hudson, Florida 34667

Attorney for Person Giving Notice DONALD R. PEYTON

Attorney Florida Bar Number: 516619; SPN #63606 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com Jan. 28; Feb. 4, 2022 22-00128P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 21-CP-2088 ES IN RE: ESTATE OF SETH CAMERON MCGUOIRK,

Deceased. The administration of the estate of SETH CAMERON MCGUOIRK, deceased, whose date of death was July 4, 2021, 1is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is: January 28, 2022.

KORINNA WADE

Personal Representative 37052 Saint Cyr Circle Zephyrhills, FL 33541 Robert D. Hines, Esq. Attorney for Personal Repr Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B. Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Jan. 28; Feb. 4, 2022

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-001318 Division A IN RE: ESTATE OF

JOHN FRANCIS MAGUIRE

Deceased. The administration of the estate of John Francis Maguire, deceased, whose date of death was June 28, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654-5598. The names and addresses of the personal

representative and the personal repre-

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2022.

Personal Representative: Jorin Reddish

561 Rugby Road Brooklyn, New York 11230 Attorney for Personal Representative: /s/ Robert S. Walton Robert S. Walton

Attorney for Personal Representative Florida Bar Number: 92129 Law Offices of Robert S. Walton, PL 1304 S. De Soto Avenue, Suite 303 Tampa, Florida 33606 Telephone: (813) 434-1960 Fax: (813) 200-9637 E-Mail: rob@attorneywalton.com Secondary E-Mail: eservice@attorneywalton.com

Jan. 28; Feb. 4, 2022 22-00130F

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

UCN#: 512021CP001859CPAXWS Ref. No.: 2021CP001859CPAXWS In Re the Estate Of: John Lawrence Sullivan,

Deceased.

The administration of the estate of JOHN LAWRENCE SULLIVAN, Deceased, File 2021CP001859CPAXWS UCN#: 512021CP001859CPAXWS, is pending in the Probate Court, Pasco County, Florida, the address of which is: Robert D. Sumner Judicial Ctr., 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth

ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 DATE OF SER-VICE OF A COPY OF THIS NOTICE

ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 28, 2022. Personal Representative:

Secondary e-mail:

Rboringlawyer@gmail.com

Jan. 28; Feb. 4, 2022

JOHN LAWRENCE SULLIVAN, JR. Attorney for Personal Representative: RUSSELL K. BORING, ESQ. Attorney for Personal Representative Russell Boring, P.A. P.O. Box 66656 St. Pete Beach, Florida 33736 (727) 800-2440 FBN: 0362580 Primary e-mail: Russ@boringlawyer.com

22-00131P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021-CP-2073-WS

Division J IN RE: ESTATE OF WILBERT C. CRANE Deceased.

The administration of the estate of WILBERT C. CRANE, deceased, whose date of death was September 19, 2021, is pending in the Circuit Court for PAS-CO 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is January 28, 2022.

Personal Representative: MICHELLE ROGERS 4375 3rd Isle Dr.

Hernando Beach, Florida 34607 Attorney for Personal Representative: DONALD R. PEYTON

Attorney Florida Bar Number: 516619; SPN #63606 7317 Little Road New Port Richey, FL 34654Telephone: (727) 848-5997 Fax: (727) 848-4072 $\hbox{E-Mail: peytonlaw@yahoo.com}$ Secondary E-Mail: peytonlaw2@gmail.com Jan. 28; Feb. 4, 2022

22-00129P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY. FLORIDA PROBATE DIVISION

Case No: 512021CP002137CPAXES Division: AX IN RE: The Estate Of GARY EDWARD HETTLER,

Deceased. The administration of the Estate of Gary Edward Hettler deceased, whose date of death was September 12, 2021, is pending in the Circuit Court of the Sixth Judicial Circuit, Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 28, 2022. Personal Representative:

Gloria J. Hettler 902 Breckenridge Ln.

Mt. Holly, NC 28120-9054 Attorney for Personal Representative: Kara E. Hardin, Esquire KARA HARDIN, P.L. P.O. Box 2979 Zephyrhills, Florida 33539 Phone: (813) 788-9994 Fax: (813) 783-7405 FBN: 623164

22-00132P

 $Kara_Hardin_PA@msn.com$

Jan. 28; Feb. 4, 2022

FOURTH 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 OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2021-CC-003412

TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
WENDY MARIE TINGLEY;

UNKNOWN SPOUSE OF WENDY MARIE TINGLEY; AND UNKNOWN TENANT(S), Defendants.

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

Lot 171, DRIFTWOOD VIL-LAGE, according to the Plat thereof as recorded in Plat Book 13, Pages

99-101, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 8611 Woodcrest Drive, Port Richey, FL 34668

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on February 22, 2022

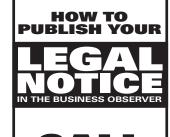
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

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

By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff

Service@MankinLawGroup.com 2535 Landmark Drive St Clearwater, FL 33761(727) 725-0559 FBN: 23217 22-00127P

Jan. 28; Feb. 4, 2022



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

menu option OR E-MAII



SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 512021CP001778CPAXES IN RE: THE ESTATE OF: CAROL SCHOLTENS CORELL STEVENS A/K/A CAROL LYNN STEVENS A/K/A CAROL L. STEVENS A/K/A CAROL STEVENS

Deceased.

The administration of the Estate of CAROL SCHOLTENS CORELL STE-VENS A/K/A CAROL LYNN STE-VENS A/K/A CAROL L. STEVENS A/K/A CAROL STEVENS, deceased, whose date of death was September 27. 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez-Sowles, Esq., Clerk of the Court, Attn: Probate Department, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Repre-

sentative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE 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 FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this

notice is January 28, 2022. CATHY LEE SCHOLTENS Personal Representative

3605 Hillside Place Stevensville, Montana 59870 KNOWLTON LAW FIRM, P.L. HORACE A. KNOWLTON IV, Esquire Attorney for Personal Rep. Florida Bar No.: 817945 14502 North Dale Mabry Hwy Suite 200 Tampa, Florida 33618 813-253-3013 Knowl to nlaw firmpl@gmail.comJan. 28; Feb. 4, 2022

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, PROBATE DIVISION File No. 21-CP-1805 ES IN RE: ESTATE OF ROBERT JOHNSTON SOLT, Deceased.

The administration of the estate of ROBERT JOHNSTON SOLT, deceased, whose date of death was May 15, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this

notice is: January 28, 2022. ROBERT D. HINES, ESQ. Personal Representative 1312 W. Fletcher Avenue, Suite B. Tampa, FL 33612

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: mmerkel@hnh-law.com

Jan. 28; Feb. 4, 2022

22-00153P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO.: 21-CP-1715

IN RE: ESTATE OF GERALD W. MISZUK, Decedent.

The administration of the estate of GERALD W. MISZUK, whose date of death was July 26, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 28, 2022

PERSONAL RERESENTATIVE:

Margaret Miszuk 14110 Chesterfield Trail Hudson, FL 34669 ATTORNEY FOR PERSONAL REPRESENTATIVE: Mark C. Mann, Esquire Florida Bar No.: 0040118 Berlin Patten Ebling, PLLC 324 S. Hyde Park Ave., Suite 325 Tampa, FL 33606 Phone: (813) 467-7500 Fax: (813) 251-1662 mcmann@berlinpatten.com kwilson@berlinpatten.com Jan. 28; Feb. 4, 2022 22-00143P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR ${\tt PASCO\ COUNTY,\ FLORIDA}$ PROBATE DIVISION File No. 512021CP002124CPAXWS Division I

IN RE: ESTATE OF JAMES DOWLING AKA JAMES PATRICK DOWLING JR. Deceased.

The administration of the estate of JAMES DOWLING aka JAMES PAT-RICK DOWLING JR., 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME 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 28, 2022

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 Jan. 28; Feb. 4, 2022

SECOND INSERTION

PASCO COUNTY

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

CASE NO. 512019CA002862CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-Plaintiff, vs.

SAVVY PROPERTY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHARLES BAKER A/K/A CHARLES F. BAKER; ARTHUR W. BAKER: DANIELLE BAKER: CHARLES BAKER, IV; SUNTRUST BANK; PLANTATION PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 20, 2022, and entered in Case No. 512019CA002862CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10CB is Plaintiff and SAVVY PROPERTY INVESTMENTS, LLC, A FLORIDA LIMITED LI-ABILITY COMPANY; CHARLES BAKER A/K/A CHARLES F. BAKER; ARTHUR W. BAKER; DANIELLE BAKER; CHARLES BAKER, IV; SUN-TRUST BANK; PLANTATION PALMS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH,

UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, a.m., on March 21, 2022 , the following

described property as set forth in said Order or Final Judgment, to-wit: LOT 744 OF PLANTATION PALMS, PHASE SIX, ACCORDING TO THE PLAT THEREOF A RECORDED IN PLAT BOOK 48, PAGE(S) 78-81, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

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

> By: s/Jeffrey M. Seiden, Esq. Jeffrey M. Seiden Florida Bar No.: 57189 Roy Diaz, Attorney of Record Florida Bar No. 767700

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178463 / VMR 22-00154P Jan. 28; Feb. 4, 2022

SECOND INSERTION

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

FLORIDA. CIVIL DIVISION

CASE NO. 2018CA001989CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC. ALTERNATIVE LOAN TRUST 2005-59, MORTGAGE PASS THROUGH CERTIFICATES, **SERIES 2005-59,** Plaintiff, vs. UNKNOWN HEIRS,

BENEFICARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDALL S. LEE A/K/A RANDALL SCOTT LEE A/K/A RANDY LEE: HOUSEHOLD FINANCE CORPORATION, III; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC.; AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC.; PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC.; LAURA ANN LEE: UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 7, 2022, and entered in Case No. 2018CA-001989CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC. ALTERNATIVE LOAN TRUST 2005-59, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-59 is Plaintiff and UNKNOWN HEIRS, BENEFICARIES. DEVISEES. AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDALL S. LEE A/K/A RANDALL SCOTT LEE A/K/A RAN-DY LEE: HOUSEHOLD FINANCE CORPORATION, III; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; AS NOMINEE FOR COUNTRYWIDE HOME LOANS INC.; PALM COVE OF WESLEY CHA-

PEL HOMEOWNERS ASSOCIATION. INC.; LAURA ANN LEE; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, a.m., on May 9, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 5, BLOCK 5, PALM COVE PHASE 1B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 15, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA

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

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

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

DATED January 20, 2022. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record

Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-178429 / VMR

22-00141P

Jan. 28; Feb. 4, 2022

SECOND INSERTION

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

2020-CA-001856-CA-AX-WS Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust. as Owner Trustee on Behalf of CSMC 2018-RPL12 Trust Plaintiff, vs. THE ESTATE OF TATIANA

TSILFIDIS and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF TATIANA TSILFIDIS; PAUL S. TSILFIDIS; UNKNOWN SPOUSE OF PAUL S. TSILFIDIS; DAVID KHOURCHOUDIAN; ARTEM A. KHOURCHOUDIAN A/K/A ART KHOURCHOUDIAN; TENANT I UNKNOWN TENANT: TENANT II/ UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT. in possession of the subject real

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

LOT 185, HOLIDAY LAKES WEST, UNIT FOUR, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 25, PAGE(S) 3 AND 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

the Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on March 8th, 2022 at 11:00 a.m. at www. pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

By WILLIAM NUSSBAUM III,

ESQUIRE Florida Bar No. 66479 LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff Jan. 28; Feb. 4, 2022 22-00155P

SECOND INSERTION

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

DIVISION CASE NO. 2019CA003753CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I Plaintiff, vs.

PATRICIA A. HANS, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PATRI-CIA A. HANS, 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 148 OF FOREST HILLS EAST, UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 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 2/28/22 /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 24th day of January, 2022 CLERK OF THE CIRCUIT COURT

Nikki Alvarez-Sowles, Esq. BY: Kelly Jeanne Symons DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 19-361069

Jan. 28; Feb. 4, 2022

SECOND INSERTION

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

51-2021-CA-001989-CAAX-WS LAKEVIEW LOAN SERVICING, Plaintiff, vs. SIMON J. FERGUSON; DANIELLE S. FERGUSON; PORTER

COUNTY, INDIANA; STATE OF INDIANA; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC.: DARLENE LYNN FERGUSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 20th day of January 2022, and entered in Case No. 51-2021-CA-001989-CAAX-WS, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff and SIMON J. FERGUSON DANIELLE S. FERGUSON PORTER COUNTY. INDIANA STATE OF INDIANA THE VERANDAHS AT PASCO COMMU-NITY ASSOCIATION, INC. DARLENE LYNN FERGUSON; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best hidder for cash. on the 22nd day of March 2022 at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com. pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 295, VERANDAHS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 56, PAGE(S) 64 THROUGH 115, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 12542 CHEN-

WOOD AVE, HUDSON, FL IF YOU ARE A PERSON CLAIM-

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

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

Dated this 25th day of January 2022. By: /s/ Corey Lewis, Esq. Corey Lewis, Esq. Bar Number: 72580

Submitted by: 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 Jan. 28; Feb. 4, 2022

SECOND INSERTION

NOTICE OF SALE 1 IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY

CIVIL DIVISION Case No. 51-2019-CA-002509-ES Division J4 IN RE: ESTATE OF

NAVY FEDERAL CREDIT UNION Plaintiff, vs. STEVEN C. TAYLOR, MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC., AND

UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Fi-

nal Judgment of Foreclosure for Plaintiff entered in this cause on March 4, 2020, 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 19, BLOCK 47, MEADOW POINTE IV PARCEL "J", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED AT PLAT BOOK 53, PAGE 87, IN THE PUBLIC RE-CORDS OF PASCO COUNTY,

and commonly known as: 4230 MED-BURY DR, WESLEY CHAPEL, FL 33543; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on March 23, 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 26th 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 110650/1911408/wll Jan. 28; Feb. 4, 2022 22-00162P

SECOND INSERTION

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

2019CA002169CAAXWS U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff, vs.

CAROLE COX, AS TRUSTEE OF THE PEGGY LAND TRUST DATED 3/9/12; JOSEPH DENNIS; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;

Defendant(s).To the following Defendant(s): UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF JOSEPH DENNIS Last Known Address UNKNOWN

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

LOTS 38, 39 & 40, BLOCK 3, HORSEY PARK, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

a/k/a 4645 COTTONWOOD DR, NEW PORT RICHEY, FL 34652

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek

Road, Suite 1045, Fort Lauderdale, Florida 33309, within 2-28-2022 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the com-

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

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

WITNESS my hand and the seal of this Court this 22nd day of January, 2022.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court by (SEAL) By: JR Sorrell As Deputy Clerk

Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 22-00152P Jan. 28; Feb. 4, 2022

SECOND INSERTION

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

2019CA000661CAAXW THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-IM1.

JUPITER HOUSE, LLC, ET AL., Defendants.

Plaintiff, v

NOTICE IS HEREBY GIVEN pursuant to an Order entered in Civil Case No. 2019CA000661CAAXW in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-IM1, Plaintiff and JU-PITER HOUSE LLC: FOX WOOD AT TRINITY COMMUNITY ASSO-CIATION, INC.; SUNTRUST BANK; CHASE BANK USA, N.A.; UNKNOWN TENANT #1, are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on February 24, 2022 the

in said Final Judgment, to-wit:. LOT 697, FOX WOOD PHASE FIVE. ACCORDING TO MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 38, PAGES 108-117, OF THE PUBLIC RECORDS OF PASCO COUNTY,

following described property as set forth

Property Address: 1735 Lady Palm Court, New Port Richey, FL 34655

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE. 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jason M. Vanslette Jason M Vanslette, Esq.

FBN: 92121 File No: M180167-JMV Jan. 28; Feb. 4, 2022 22-00158P SECOND INSERTION

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

CASE NO.: 2021-CA-001933 PLANET HOME LENDING, LLC, Plaintiff, v. BENJAMIN H. BABCOCK, JR.

(DECEASED), et al., Defendants.

TO: ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESEN-TATIVES, CREDITORS DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTER-EST BY, THROUGH, UNDER OR AGAINST BENJAMIM H. BABCOCK, JR., DECEASED

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that

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

LOT 147, FOREST LAKES ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE(S) 18 THROUGH 20, INCLUSIVE, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. PARCEL ID: 27- 25-16-0020-00000-1470

including the buildings, appurtenances, and fixtures located thereon.

Property Address: 7625 Acorn Lane, Port Richey, FL 34668.

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ. of HOWARD LAW GROUP. Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before 02/28/2022, (no later than 30 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.

WITNESS my hand and seal of this Court at Pasco, Florida on this 25th day of January 2022. NIKKI ALVAREZ-SOWLES, ESQ.

PASCO CLERK OF COURT BY: JR Sorrell Deputy Clerk

HOWARD LAW GROUP 4755 Technology Way, Suite 104 Boca Raton, FL 33431

Jan. 28; Feb. 4, 2022 22-00157P

SECOND INSERTION NOTICE OF ACTION

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

2021CA002399CAAXWS FREEDOM MORTGAGE CORPORATION, Plaintiff, VS. TONIA WALDEN; et al., Defendant(s).

TO: Tonia Walden

Last Known Residence: 12510 Jillian Cir Hudson FL 34669 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in PASCO County, Florida: LOT 75, VERANDAHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 2/28/2022, 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 or petition. Dated on January 26, 2022.

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

ALDRIDGE | PITE, LLP 1615 South Congress Avenue,

HOW TO

PUBLISH YOUR

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NOTICE

IN THE

BUSINESS

OBSERVER

Delray Beach, FL 33445 1100-528B

Jan. 28; Feb. 4, 2022 22-00163P SECOND INSERTION

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

CASE NO: 21-CC-4845 TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM ASSOCIATION, INC.,

a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF DONA HIRSCH, ANY

AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: ESTATE OF DONNA HIRSCH and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM AS-SOCIATION, herein in the following described property: UNIT 81, TIKI VILLAGE MO-

BILE HOME PARK CONDO-MINIUM, as described in the Declaration of Condominium dated June 15, 1977 recorded on July 11, 1977, in Official Records Book 898, pages 1781 through 1834, in the Public Records of Pasco County, Florida. With the following street address: 3228 Kauna Point Drive, Holiday, FL 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days 2/28/2022 after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and the seal of this Court on this 14th day of January,

> Nikki Alvarez-Sowles, Esquire Clerk & Comptroller (SEAL) By: JR Sorrell Deputy Clerk

Cianfrone, Nikoloff, Grant & Greenberg, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100

Jan. 28; Feb. 4, 2022 22-00142P

SECOND INSERTION

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

CASE NO.: 2021-CC-003100-ES TERRA BELLA HOMEOWNERS ASSOCIATION OF PASCO, INC.,

Plaintiff, vs. PATRYK JERZY SZWEDOWSKI, UNKNOWN TENANT #1, UNKNOWN TENANT #2 AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,

Defendants. Notice is hereby given that pursuant to

the Final Judgment of Foreclosure in the above- captioned action, I will sell the property situated in Pasco County, Florida, described as:

Lots 159, Block, ENCLAVE AT TERRA BELLA PHASES 2, 3 and 4, as per plat thereof recorded in Plat Book 67, Pages 19, of the Public Records of Pasco County, Florida.

public sale, the highto est and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 22nd day of February,

DATED this 25th day of January, FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire

Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff

Jan. 28; Feb. 4, 2022 22-00164P

CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

SECOND INSERTION

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

Case No. 2021 CA 1412 ES 21ST MORTGAGE CORPORATION. Plaintiff, vs.

LASONYA DECOLE COTTEN; RICHARD A. COTTEN; and UNKNOWN TENANT Defendant.

NOTICE IS GIVEN pursuant to a Final Judgment dated January 20,2022 entered in Case No.: 2021 CA 1412 ES, of the Circuit Court in and for Pasco County, Florida, wherein LASONYA DECOLE COTTON and RICHARD A. COTTON are the Defendants, that Nikki Alvarez Sowles, Ewq., the Clerk of The Court will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an online sale at www.pasco.realforeclose.com, on March 21, 2022 at 11:00 a.m., the following described real property as set forth in the Final Judgment:.

ONE ACRE IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PAS- ${\tt CO~COUNTY, FLORIDA.}$

TOGETHER WITH A CHAMPION 2020 MODEL MANUFACTURED HOME BEARING SERIAL FL26100PHB202454A NO.'S: FL26100PHB202454B

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

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

NOTICE 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 Court Administration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274, for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770

By: Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email:

bransom@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.

Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 Jan. 28; Feb. 4, 2022

22-00159P

SECOND INSERTION

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

CASE NO. 2017CA003400CAAXES DITECH FINANCIAL LLC, Plaintiff, vs.

RYAN D. PANKNIN AND ERIC P. PANKNIN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 15, 2021, and entered in 2017CA003400CAAXES 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 SOLEY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST is the Plaintiff and RYAN D. PANKNIN; UNKNOWN SPOUSE OF RYAN D. PANKNIN; ERIC P. PANKNIN; UNKNOWN SPOUSE OF ERIC P. PANKNIN; and SOUTH HILL MOBILE HOME PARK ASSO-CIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 14, 2022, the following described property as set forth in

said Final Judgment, to wit: LOT 22 OF SOUTH HILL MO-BILE HOME PARK, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 89 AND 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CER-TAIN 1998 CYPRESS MANOR MOBILE HOME ID # FLHML- $\text{CY} 143018701 \text{A} \, \text{TITLE} \, \sharp \, 76194803$ AND ID # FLHMLCY143018701B TITLE # 76194804

Property Address: 34904 FANTA-SY LN, ZEPHYRHILLS, FL 33541 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 25 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 By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 17-081156 - CaR Jan. 28; Feb. 4, 2022

22-00156P

HOW TO PUBLISH **YOUR LEGAL NOTICE**

BUSINESS OBSERVER • Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for

INTHE

- publication. · Notice of actions / Notice of sales / DOM / Name Change/
- Adoption, etc. When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business
- · On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.



HOW TO PUBLISH YOUR

CALL 941-906-9386

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000148TDAXXXNOTICE 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 #: 1702271

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

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000155TDAXXX 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 #: 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 & COM-MON 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

Jan. 14, 21, 28; Feb. 4, 2022

22-00048P

Deputy Clerk

FOURTH INSERTION Notice of Application for Tax Deed 2021XX000159TDAXXX

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 #: 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

OFFICIAL COURTHOUSE WEBSITES:

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

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

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

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

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

FOURTH 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: 06/01/2018Description 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

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000154TDAXXX 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 #: 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

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000161TDAXXX 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 #: 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 perty 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

FOURTH 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 SODEG51'0"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 PROPER-TIES 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 22-00051P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000162TDAXXX 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 #: 1707266 Year of Issuance: 06/01/2018

Description of Property: 33-24-16-0230-00G00-0270 VISTA DEL MAR UNIT 2 PB 6 PG 144 LOT 27 BLOCK G OR 5704 PG 1478

Name(s) in which assessed: ESTATE OF WILLIAM J

ATTRIDGE 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

22-00054P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000153TDAXXX 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 #: 1702162 Year of Issuance: 06/01/2018 Description of Property:

14-26-21-0120-00400-0040 CUNNINGHAM HOMESITES PB 5 PG 74 LOTS 4 & 5 OR 9323 PG 3217

Name(s) in which assessed: REBECCA JO SEALS

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 22-00046P

E-mail your Legal Notice legal@businessobserverfl.com

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000164TDAXXX NOTICE IS HEREBY GIVEN.

That FCAP AS CUSTODIÁN 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 sessed 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

FOURTH 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 SOODG 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 SEPUL-VEDA 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

FOURTH 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 FOLL 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

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

FOURTH 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

Deputy Clerk Jan. 14, 21, 28; Feb. 4, 2022

22-00049F

By: Denise Belasic

FOURTH INSERTION Notice of Application for Tax Deed

2021XX000150TDAXXX 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 #: 1702280 Year of Issuance: 06/01/2018 Description of Property:

15-26-21-0140-00000-2057 UNREC PLAT TRS 5 & 12 ZEPH-YRHILLS COLONY COMPANY PB 1 PG 55 POR TRS 5 & 12 DESC AS COM NE COR TR 5 TH S00DG 14' 39"E 220.00 FT TH N89DG 54' 53"W 175.00 FT FOR POB TH S16DG 47' 53"E 94.50 FT TH N89DG 54 53"W 40.00 FT TH N16DG 47' 5 3"W 94.50 FT TH S89DG 54' 53"E 40.00 FT TO POB SUBJECT TO AN EASE-MENT FOR RAY DRIVE IN COMMON WITH OTHERS OVE AND ACROSS SOUTH 30.0 FT THEREOF OR 9522 PG 808 OR

 $9656\ PG\ 2863$ Name(s) in which assessed:

BRIAN H LORIG 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

22-00044P

FOURTH 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 E ASEMENT FOR RD R/W &/OR UTILITIES & SOUTH 10 FT & WEST 3 FT THEREOF SUBJECT TO EASEMENT FOR DRAIN-AGE &/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

Jan. 14, 21, 28; Feb. 4, 2022 22-00042P

Deputy Clerk

SECOND INSERTION

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809)

The undersigned will sell at public sale by competitive bidding on the 15th day of February 2022, at 09:00 AM, on the premises where said property has been stored and which is located at :

Mile Stretch Self Storage 5425 Mile Stretch Dr. Holiday FL. 34690 County of Pasco, State of Florida

THE FOLLOWING:
Andre White Unit 037 Household Goods

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated

party. Jan. 28; Feb. 4, 2022 22-00149P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000157TDAXXX 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:

Year of Issuance: 06/01/2018 Description of Property: 22-26-16-0030-00100-0050 ANCLOTE RIVER ESTATES UNIT 3 PB 6 PG 92 LOTS 5-6 & 21-22 BLOCK 1 OR 6275 PG 48 Name(s) in which assessed:

Certificate #: 1711172

MICHAEL E BROCK 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 22-00050P

Check out your notices on: www.floridapublicnotices.com

