

PASCO COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that JOSE O POMALES, OWNER, desiring to engage in business under the fictitious name of JOSE O POMALES AGENCY located at 21319 COAKLEY LN, LAND O LAKES, FLORIDA 34639 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 11, 2022 22-00252P

**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 11.84 acres known as Perrine Ranch Road Site - Wetland Delineation. The project is located in Pasco County, Section(s) 27, Township 26 South, Range 16 East. The permit applicant is DR Horton whose address is 12602 Telecom Drive North, Tampa, FL 33637. The Permit No. is 42045707.000. The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

**NOTICE OF RIGHTS**  
 Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of 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 11, 2022 22-00253P

**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 1.30 acres to serve the Residential project known as Two Rivers Parcel A2 Amenity. The project is located in Pasco County, Section(s) 29, Township 26 South, Range 21 E. The permit applicant is EPG-Two Rivers LLC, 111 S. Armenia Ave, Suite 201, Tampa, FL 33609. The Permit No. is 43045579.002. 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 11, 2022 22-00249P

**FIRST INSERTION**  
**NOTICE OF SHERIFF'S SALE**  
 Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 22nd day of June, 2018, in the cause wherein Suncoast Credit Union, was Plaintiff, and Dean Olivanti, was Defendant, being case number 2017CA003629ES in said Court. I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Dean Olivanti, in and to the following described property, to wit:  
 BLACK 2018 CHEVROLET SILVERADO 1500 VIN: IGCRCRE6JZ165456; Titled to Dean Anthony Olivanti 07/15/1964  
 I shall offer this property for sale "AS IS" on March 8, 2022, or as soon thereafter as possible, at 10:00 AM Stepp's Auto & Truck Salvage, Inc 11607 Ossie Murphy Road, San Antonio, FL 33576 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Wetherington Hamilton PA  
 812 West Dr Martin Luther King Jr Boulevard  
 Ste 101  
 Tampa, FL 33603  
 CHRIS NOCCO, as Sheriff  
 Pasco County, Florida  
 By: Corporal David Peltz, Deputy Sheriff  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00225P

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
 Notice is hereby given that ARUNNY AUTOBODY AND PAINTS, LLC, OWNER, desiring to engage in business under the fictitious name of ARUNNY'S COLLISION located at 6801 TOWER DR., HUDSON, FLORIDA 33710 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 11, 2022 22-00251P

**FIRST INSERTION**  
 Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM  
 02/28/22 Suncoast Speed INC 8136 Old County Road 54 New Port Richey, FL 34653  
 1971 CHEV 136671B199179 \$81,457.65  
 February 11, 2022 22-00250P

**FIRST INSERTION**  
 Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Silver Legacy Home Care located at 11652 Castine St, in the County of Pasco, in the City of New Port Richey, Florida 34654, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey, Florida, this 3 day of FEBRUARY, 2022.  
 NRD Home Care Industries, LLC  
 February 11, 2022 22-00227P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000133TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1606725  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 15-25-17-0100-18000-0520 MOON LAKE ESTATES UNIT 10 PB 5 PG 128 LOTS 52 53 & 54 BLOCK 180 OR 3094 PG 240 OR 8247 PG 1962 OR 8247 PG 1964  
 Name(s) in which assessed:  
 EST OF WILLIAM PARENT  
 EST OF H PARENT  
 FRED PARENT  
 HUGH MAXWELL PARENT  
 WILLIAM PARENT  
 FREDERICK PARENT  
 MARY ANN MERRILL  
 HUGH PARENT  
 JAMES PARENT  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00230P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000135TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1500347  
 Year of Issuance: 06/01/2016  
 Description of Property:  
 27-23-21-0000-06300-0000 ALL THAT PT OF S 662 87 FT OF NW 1/4 OF SE1/4 LYING E OF R/W OLD DIXIE HWY ALSO KNOWN AS SR 23 & W OF R/W OF RR R/W  
 Name(s) in which assessed:  
 PAUL BRINEY  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00232P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000140TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1700288  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 26-23-21-002A-00000-0046 SUBDIVISION OF SE1/4 OF NW1/4 PB 2 PG 44 EAST 50.00 FT OF SOUTH 50.00 FT OF LOT 4 DB 108 PG 489  
 Name(s) in which assessed:  
 MT ZION PRIMITIVE BAPTIST CH  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00234P

**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 Creating Order From Chaos located at 5321 Baroque Dr in the City of Holiday, Pasco County, FL 34690 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of February, 2022.  
 Shari Helene Rosenberg  
 February 11, 2022 22-00228P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000104TDAXXX  
 NOTICE IS HEREBY GIVEN, That FIG FL18 LLC FCM AS CUSTODIAN FOR, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1706403  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 21-25-17-0150-26100-0260 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 26 & 27 BLOCK 261 OR 9708 PG 2202  
 Name(s) in which assessed:  
 ANTHONY CARMAN  
 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 17, 2022 at 10:00 am.  
 February 02, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 February 11, 2022 22-00229P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000134TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1610364  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 27-24-21-0400-00900-0060 BLK 9 ROSS AD DB 3 P 451 N 1/2 OR 7242 PG 9  
 Name(s) in which assessed:  
 JOSE SUAREZ  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00231P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000142TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1703824  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 30-26-19-003A-00000-00B0 LAKE PADGETT SOUTH UNIT 2 PB 13 PGS 137-139 PCL B AKA PARK OR 7696 PG 842  
 Name(s) in which assessed:  
 TRINITY FAMILY CHURCH 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00236P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000141TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1706571  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 29-26-17-0060-00000-0281 WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 PORTION OF LOT 28 DESC AS COM AT MOST WLY COR OF LOT 28 FOR POB TH CURVE LEFT RAD 234.50 FT CHD BRG N56DEG48'48"E 41.99 FT TH CONTINUE ALG NWLY BDY LINE N51DEG40'34"E 12.09 FT TH CURVE LEFT RAD 35.00 FT CHD BRG S02DEG46'57"W 21.09 FT TH S14DEG45'00"E 26.70 FT TH N71DEG58'16"W 53.00 FT TO POB OR 6275 PG 1741  
 Name(s) in which assessed:  
 MAASER II LLP  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00235P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000137TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1601428  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 02-25-16-083B-00001-660A BEACON WOODS VILLAGE 11-A SECOND ADDITION PB 13 PG 55 POR OF TRACT A DESC AS:COM AT NW COR OF LOT 1660 OF SAID SUB FOR POB TH ALG W BDY OF LOT 1660 S01DG 15' 19"W 70 FT TO SW COR OF LOT 1660 TH N88DG 44' 41"W 30 FT TH N01DG 15' 19"E 70 FT TH S88DG 44' 41"E 30 FT TO POB OR 1746 PG 256  
 Name(s) in which assessed:  
 ROBIN J GORDON  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00237P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000144TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1706571  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 29-26-17-0060-00000-0281 WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 PORTION OF LOT 28 DESC AS COM AT MOST WLY COR OF LOT 28 FOR POB TH CURVE LEFT RAD 234.50 FT CHD BRG N56DEG48'48"E 41.99 FT TH CONTINUE ALG NWLY BDY LINE N51DEG40'34"E 12.09 FT TH CURVE LEFT RAD 35.00 FT CHD BRG S02DEG46'57"W 21.09 FT TH S14DEG45'00"E 26.70 FT TH N71DEG58'16"W 53.00 FT TO POB OR 6275 PG 1741  
 Name(s) in which assessed:  
 MAASER II LLP  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00235P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000146TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1705935  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-25-17-0100-18200-0340 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 34 & 35 BLOCK 182 OR 6185 PG 1174  
 Name(s) in which assessed:  
 WINDEL STREET TRUST JOHN C GARCIA TRUSTEE  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00237P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000147TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1705935  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-25-17-0100-18200-0340 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 34 & 35 BLOCK 182 OR 6185 PG 1174  
 Name(s) in which assessed:  
 WINDEL STREET TRUST JOHN C GARCIA TRUSTEE  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00237P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000148TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1705935  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-25-17-0100-18200-0340 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 34 & 35 BLOCK 182 OR 6185 PG 1174  
 Name(s) in which assessed:  
 WINDEL STREET TRUST JOHN C GARCIA TRUSTEE  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00237P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000139TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1601428  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 02-25-16-083B-00001-660A BEACON WOODS VILLAGE 11-A SECOND ADDITION PB 13 PG 55 POR OF TRACT A DESC AS:COM AT NW COR OF LOT 1660 OF SAID SUB FOR POB TH ALG W BDY OF LOT 1660 S01DG 15' 19"W 70 FT TO SW COR OF LOT 1660 TH N88DG 44' 41"W 30 FT TH N01DG 15' 19"E 70 FT TH S88DG 44' 41"E 30 FT TO POB OR 1746 PG 256  
 Name(s) in which assessed:  
 ROBIN J GORDON  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00233P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000142TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1703824  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 30-26-19-003A-00000-00B0 LAKE PADGETT SOUTH UNIT 2 PB 13 PGS 137-139 PCL B AKA PARK OR 7696 PG 842  
 Name(s) in which assessed:  
 TRINITY FAMILY CHURCH 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00236P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000144TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1706571  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 29-26-17-0060-00000-0281 WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 PORTION OF LOT 28 DESC AS COM AT MOST WLY COR OF LOT 28 FOR POB TH CURVE LEFT RAD 234.50 FT CHD BRG N56DEG48'48"E 41.99 FT TH CONTINUE ALG NWLY BDY LINE N51DEG40'34"E 12.09 FT TH CURVE LEFT RAD 35.00 FT CHD BRG S02DEG46'57"W 21.09 FT TH S14DEG45'00"E 26.70 FT TH N71DEG58'16"W 53.00 FT TO POB OR 6275 PG 1741  
 Name(s) in which assessed:  
 MAASER II LLP  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00235P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000137TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1601428  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 02-25-16-083B-00001-660A BEACON WOODS VILLAGE 11-A SECOND ADDITION PB 13 PG 55 POR OF TRACT A DESC AS:COM AT NW COR OF LOT 1660 OF SAID SUB FOR POB TH ALG W BDY OF LOT 1660 S01DG 15' 19"W 70 FT TO SW COR OF LOT 1660 TH N88DG 44' 41"W 30 FT TH N01DG 15' 19"E 70 FT TH S88DG 44' 41"E 30 FT TO POB OR 1746 PG 256  
 Name(s) in which assessed:  
 ROBIN J GORDON  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Feb. 11, 18, 25; Mar. 4, 2022 22-00233P

**FIRST INSERTION**  
 Notice of Application for Tax Deed 2021XX000146TDAXXX  
 NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, 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 #: 1705935  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 15-25-17-0100-18200-0340 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 34 & 35 BLOCK 182 OR 6185 PG 1174  
 Name(s) in which assessed:  
 WINDEL STREET TRUST JOHN C GARCIA TRUSTEE  
 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 March 17, 2022 at 10:00 am.  
 January 27, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2022CP79WS  
IN RE: ESTATE OF  
DUANE L. WEAR/  
Deceased.

The administration of the estate of DUANE L. WEAR, deceased, whose date of death was January 4, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 11, 2022.

Signed on this 13th day of January, 2022.

**JULIE MATTHEWS**  
Personal Representative  
13705 Schlee Court  
Hudson, FL 34669  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34468 Telephone:  
(727) 848-3404  
Email: rebecca@delzercoulter.com  
February 11, 18, 2022 22-00220P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512021CP002193CPAXWS  
Division: I  
IN RE: ESTATE OF  
ISABEL FRITZ  
Deceased.

The administration of the estate of Isabel Fritz, deceased, whose date of death was September 20, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 512021CP002193CPAXWS. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 11, 2022.

**Personal Representative**  
**Maria Day**  
3125 NE 184 Street Apt 1205  
North Miami Beach, Florida  
33160  
Attorney for Personal Representative  
Gadiel A. Espinoza, Esq.  
Florida Bar No. 121831  
LAW OFFICE OF GADIEL A.  
ESPINOZA, PLLC  
3632 Land O' Lakes Blvd. Ste. 104-1  
Land O' Lakes, FL 34639  
Tel. (813) 897-0295  
Email: office@gadielespinozalaw.com  
February 11, 18, 2022 22-00241P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2021CP2192ES  
IN RE: ESTATE OF  
GERALD K. HOPPERT/  
Deceased.

The administration of the estate of GERALD K. HOPPERT, deceased, whose date of death was December 9, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 11, 2022.

Signed on this 30 day of December, 2021.

**WILLIAM H. CLIPPER**  
Personal Representative  
12518 Lantana Avenue  
New Port Richey, FL 34654  
Wayne R. Coulter  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34468 Telephone:  
(727) 848-3404  
Email: info@delzercoulter.com  
February 11, 18, 2022 22-00221P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-1894 ES  
Division  
IN RE: ESTATE OF  
CHRISTOPHER CALEB  
PATTERSON,  
Deceased.

The administration of the estate of CHRISTOPHER CALEB PATTERSON, deceased, whose date of death was August 13, 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 below.

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

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

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

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

The date of first publication of this notice is February 11, 2022.

**ELANA B. GOLDSTEIN**  
Personal Representative  
8824 Overlook Drive  
Wesley Chapel, FL 33545  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
February 11, 18, 2022 22-00242P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-1729-WS  
IN RE: ESTATE OF  
ROSE CASTILLO,  
aka ROSE G. CASTILLO  
Deceased.

The administration of the estate of ROSE CASTILLO, also known as ROSE G. CASTILLO, deceased, whose date of death was July 11, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: February 11, 2022.

**EMILY YEDERLINIC**  
Personal Representative  
1107 E. Chilkoot Avenue  
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:  
jriviera@hnh-law.com  
February 11, 18, 2022 22-00222P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2021-002087CPAXWS  
IN RE: ESTATE OF  
CYNTHIA HIRTLE,  
Deceased.

The administration of the estate of Cynthia Hirtle, deceased, whose date of death was January 22, 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, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2022.

**Personal Representative:**  
**Daniel Packard**  
Personal Representative  
25 Wells Avenue  
Georgetown, MA 01833  
Attorney for Personal Representative:  
Sabrina L. Casagrande, Esq.  
Florida Bar Number: 107163  
Stross Law Firm, P.A.  
1801 Pepper Tree Drive  
Oldsmar, FL 34677  
Telephone: (813) 852-6500  
Fax: (813) 852-6450  
E-Mail: scasagrande@strosslaw.com  
Secondary E-Mail:  
vadams@strosslaw.com  
February 11, 18, 2022 22-00245P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2021-CP-2038-WS  
Division J  
IN RE: ESTATE OF  
YUKO BROWN  
Deceased.

The administration of the estate of YUKO BROWN, deceased, whose date of death was July 18, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 11, 2022.

**Personal Representative:**  
**Donald R. Peyton**  
7317 Little Road  
NEW PORT RICHEY, FL 34654  
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  
February 11, 18, 2022 22-00223P

## FIRST INSERTION

AMENDED NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-2052  
IN RE: ESTATE OF  
PATRICIA DAVIS HUTCHINSON  
Deceased.

The administration of the estate of PATRICIA DAVIS HUTCHINSON, deceased, whose date of death was September 11, 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, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 11, 2022.

**Personal Representative**  
**Anne Fitzgerald**  
14942 Merced Circle  
Irvine, California 92604  
Attorney for Personal Representative:  
Kristi McCart, Esq.  
Attorney  
Florida Bar Number: 103094  
MCCART & TESMER, P.A.  
10011 Water Works Lane  
Riverview, Florida 33578  
Telephone: (813) 498-2757  
E-Mail: Kristi@McCartTesmer.com  
Secondary E-Mail:  
Katie@McCartTesmer.com  
February 11, 18, 2022 22-00255P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.:  
512021CP001889CPAXWS  
IN RE: ESTATE OF  
LOGAN AARON BLAKLEY,  
Deceased.

The administration of the Estate of Logan Aaron Blakley, deceased, whose date of death was June 2, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 11, 2022.

**Personal Representative:**  
**Beth Blakley**  
c/o: Bennett Jacobs & Adams,  
P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Attorney for Personal Representative:  
Linda Muralt, Esquire  
Florida Bar No.: 0031129  
Bennett Jacobs & Adams, P.A.  
Post Office Box 3300  
Tampa, Florida 33601  
Telephone: (813) 272-1400  
Facsimile: (866) 844-4703  
E-mail: LMuralt@bja-law.com  
February 11, 18, 2022 22-00239P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-22-CP-0009-WS  
Division J  
IN RE: ESTATE OF  
DARLENE LOUISE SCAGGS  
Deceased.

The administration of the estate of Darlene Louise Scaggs, deceased, whose date of death was November 25, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 11, 2022.

**Personal Representative:**  
**Jolena Figueroa**  
4852 Blue Heron Drive  
New Port Richey, Florida 34652  
Attorney for Personal Representative:  
David A. Hook, Esq.  
Email Address:  
courtservice@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
February 11, 18, 2022 22-00243P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 21-CP-2060  
IN RE: ESTATE OF  
MARGARET MARY LOUNSBURY  
a/k/a MARGARET M. LOUNSBURY  
Deceased.

The administration of the estate of MARGARET MARY LOUNSBURY a/k/a MARGARET M. LOUNSBURY, deceased, whose date of death was April 5, 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 persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is February 11, 2022.

**Personal Representative:**  
**James P. Lounsbury**  
9820 Ionia Road  
Bellevue, Michigan 49021  
Attorney for Personal Representative:  
Sandra H. Day  
Attorney  
Florida Bar Number: 0189499  
DAY LAW OFFICE  
PO Box 5535  
Spring Hill, FL 34611  
Telephone: (352) 684-6545  
Fax: (352) 684-4529  
E-Mail: daylaweservice@gmail.com  
Secondary E-Mail:  
daylawprobate@gmail.com  
February 11, 18, 2022 22-00240P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA.  
PROBATE DIVISION  
CASE NO: 2021-CP-  
IN RE: ESTATE OF  
LISA TONEY,  
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is: September 10, 2021.

The date of first publication of this Notice is February 11, 2022.

**Personal Representative:**  
**Emily Oaks**  
28 NE 170th Court,  
Silver Springs, FL 34488  
Attorney for Personal Representative:  
Joshua L. Moses  
Florida Bar No. 119304  
808 E Fort King Street  
Ocala, FL 34471  
(352) 369-1300  
Primary Email:  
Josh@RMProbate.com  
February 11, 18, 2022 22-00224P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 21-CP-2076-ES**  
**IN RE: ESTATE OF KEITH ROSS CRAWFORD, Deceased.**

The administration of the estate of KEITH ROSS CRAWFORD, deceased, whose date of death was March 13, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 11, 2022

**ROBERT D. HINES, ESQ.**  
**Personal Representative**

1312 W. Fletcher Ave, 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  
February 11, 18, 2022 22-00254P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 512021CP002186CPAXWS**  
**IN RE: ESTATE OF EUGENE MAGNUSZEWSKI Deceased.**

The administration of the Estate of EUGENE MAGNUSZEWSKI, deceased, whose date of death was April 9, 2021, and the last four digits of whose social security number are 7871, and whose address was 18401 Oshawa Drive, Hudson, FL 34461 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654.

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

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

All other creditors of the decedent and other persons having claims or 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is February 11, 2022

**Personal Representative:**  
**/s/ Elzbieta Borkowska**

**ELZBIETA BORKOWSKA**  
Attorney for Estate of EUGENE MAGNUSZEWSKI:  
/s/ Andrew Wiczorkowski  
Andrew Wiczorkowski, Esquire  
Andrew Wiczorkowski, P.A.  
Florida Bar Number: 0829994  
2474 Sunset Point Road  
Clearwater, FL 33765  
Telephone: (727) 726-1200  
Fax: (727) 726-7088  
E-Mail: awlawyeradvic@gmail.com  
February 11, 18, 2022 22-00256P

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**Case No.: 21-DR-5911**

NELSON PAGAN  
Petitioner,  
and  
TERESA PAGAN,  
Respondent,  
TO: TERESA PAGAN  
21 Cornell Place, Staten Island NY 10304

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Simone Lennon Esq., 8624 Government Dr., Suite 101 New Port Richey, FL on or before 3-1-22, and file the original with the Clerk of this Court at 7530 Little Road, New Port Richey, FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: None

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Feb. 11, 18, 25; Mar. 4, 2022

22-00244P

FIRST INSERTION

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

**CASE NO. 2020-CA-000384**  
**NAVY FEDERAL CREDIT UNION, Plaintiff, vs.**  
**THOMAS E JOHNSTON, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 27, 2022 in Civil Case No. 2020-CA-000384 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NAVY FEDERAL CREDIT UNION is Plaintiff and THOMAS E JOHNSTON, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of March, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 4, BLOCK 3, STONEGATE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 41 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 0146803  
6884133  
20-00715-2  
February 11, 18, 2022 22-00215P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 18 CA 2012 CAAXWS**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES III TRUST, Plaintiff, v.**  
**MICHAEL BLACK, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated January 27, 2022, and entered in Case No. 18 CA 2012 CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES III TRUST, is the Plaintiff, and MICHAEL J. BLACK AKA MICHAEL BLACK, SHANNON GLAZE, WENDY BLACK and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, at public sale on March 10, 2022, at 11:00 a.m., electronically online at http://www.pasco.realforeclose.com, the following-described real property as set forth in said Final Judgment, to wit:

LOT 251, VENICE ESTATES SUBDIVISION SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 12, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

FIRST INSERTION

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

**CASE NO. 2016-CA-001776**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.**  
**KATHRYN MILAM, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 31, 2022, and entered in 2016-CA-001776 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and KATHRYN MILAM; THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF JOHN R. MILAM A/K/A JOHN ROBERT MILAM, DECEASED; BANK OF AMERICA, N.A.; SUZANNE M. CLARK 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 March 03, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 647, HOLIDAY GARDENS ESTATES UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1-3, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 6316 6TH AVE, NEW PORT RICHEY, FL 34653  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION  
**CASE NO. 2021-CC-001927**

**POINTE WEST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, Plaintiff, v.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA A. BROGLE, ET AL., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 21, 2022, and entered in Case No. 2021-CC-001927 of the COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein POINTE WEST CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA A. BROGLE; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are Defendants, Paula S. O'Neil, Pasco County Clerk of Court, will sell to the

highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 15th day of March 2022 the following described property as set forth in said Final Judgment, to wit:

That certain condominium parcel described as Unit 46-A, Pointe West Condominium, a Condominium and an undivided share in the common elements appurtenant thereto according to the Declaration of Condominium of Pointe West, as recorded in Official Records Book 700, Page 319, and amendments thereto and the plat thereof as recorded in Plat Book 12, Pages 40, Public Records of Pasco County, Florida.

A/K/A: 11734 Carissa Lane  
A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

BY: Carolyn C. Meadows  
Florida Bar #92888  
BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
Six Mile Corporate Park  
12140 Carissa Commerce Court  
Suite 200  
Fort Myers, FL 33966  
Primary:  
cofoservicemail@beckerlawyers.com  
February 11, 18, 2022 22-00207P

FIRST INSERTION

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

**CASE NO. 51-2020-CA-000577 WS**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**  
**TAMRA A. MARLEY, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 25, 2022 in Civil Case No. 51-2020-CA-000577 WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and TAMRA A. MARLEY, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of March, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 15 AND 16, BLOCK 10, RICHEY LAKES UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 0146803  
6883910  
19-02208-4  
February 11, 18, 2022 22-00216P

FIRST INSERTION

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

CIVIL DIVISION:  
**CASE NO.: 2021-CA-000384 (ES)**  
**COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC, Plaintiff, v.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN D. FLYNN A/K/A JOHN DELBERT FLYNN SR, et., al., Defendants**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 26th day of January 2022, in Case No.: 2021-CA-000384 (ES) of the Circuit Court of the 6TH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF JOHN D. FLYNN A/K/A JOHN DELBERT FLYNN SR.; JOHN DELBERT FLYNN JR; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Paula S. O'Neil of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 28th day of March 2022, the following described property as set forth in said Final Judgment, to wit:

A TRACT OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF STATED SECTION 24; THENCE N. 89° 56' 47" EAST (ASSUMED BEAR-

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2018-CA-000948**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, as substituted Plaintiff for ABS REO TRUST V, Plaintiff, vs.**  
**THE UNKNOWN TRUSTEES OF THE ARLENE D. SHIPPEE TRUST AGREEMENT DATED MARCH 8, 1989; et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 4, 2022 entered in Civil Case No. 2018-CA-000948 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A, is Plaintiff and THE UNKNOWN TRUSTEES OF THE ARLENE D. SHIPPEE TRUST AGREEMENT DATED MARCH 8, 1989; et al., are the defendant(s).

The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on March 15, 2022 on the following described property as set forth in said Final Judgment, to wit: LOT(S) 10, OF CASSON HEIGHTS, A RECORDED IN PLAT BOOK PAGE 4, PAGE 95 ET SEQ. OF THE PUBLIC RECORDS OF PASCO, FLORIDA.

Property Address: 6105 Antrim Street, New Port Richey, Florida 34653

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

DATED this 8th day of February, 2022.  
LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A.  
Attorneys for Plaintiff  
1900 NW Corporate Blvd., Suite 305W  
Boca Raton, Florida 33431  
Telephone: (561) 826-1740  
Email:  
servicesmandel@gmail.com  
BY: /s/ Matthew B. Leider  
MATTHEW B. LEIDER, ESQ.  
FLORIDA BAR NO. 84424  
February 11, 18, 2022 22-00247P

ING) ALONG THE NORTH BOUNDARY OF STATED SECTION 24 A DISTANCE OF 3320.33 FEET, FOR A POINT OF BEGINNING THENCE CONTINUE N.89° 56' 47" E A DISTANCE OF 158.00 FEET; THENCE S.00° 06' 25" W A DISTANCE OF 291.0 FEET TO THE POINT OF BEGINNING. Property Address: 33623 BRISK DRIVE, WESLEY CHAPEL, FL 33543

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated this 6th day of February 2022,  
By: David B. Adamian  
David B. Adamian, Esq.  
Bar Number: 1025291  
dadamian@delucalawgroup.com  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN 2.516  
service@delucalawgroup.com  
21-04773-F  
February 11, 18, 2022 22-00209P

## FIRST INSERTION

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

**CASE NO: 2021-CA-001789**  
TAMPA BAY CAPITAL PARTNERS,  
LLC, a Florida limited  
liability company, ALBERT  
LAMPLUGH, III and KELLY  
LAMPLUGH,  
Plaintiff, v.  
FLORIDA DEPARTMENT OF  
HIGHWAY SAFETY AND MOTOR  
VEHICLES, a statutorily established  
cabinet agency of the State of  
Florida, AMANDA M. YOST,  
DAVID W. YOST SR., deceased,  
JAMES EDWARD HELTON, JR.,  
EAST BAY REALTY, INC. f/k/a  
SUNCOAST HIGHLAND REALTY  
CORPORATION a/k/a SUNCOAST  
HIGHLAND CORPORATION, an  
administratively dissolved Florida  
Corporation, GARY S. BARBER,  
Trustee, SUSAN M. YOST, DAVID  
W. YOST, JR., JUSTIN YOST,  
MICHAEL YOST, UNKNOWN  
HEIRS, UNKNOWN  
BENEFICIARIES, and  
UNKNOWN PARTIES, of David  
W. Yost, Sr., deceased, including  
if defendants are deceased, any  
unknown heirs, devisees, grantees,  
creditors, and all other parties  
claiming by, through, under or  
against that defendant, and the  
several and respective unknown  
assigns, successors in interest,  
trustees or other persons claiming  
by, through, under or against  
any corporation or other legal  
entity named as a defendant and  
all claimants, persons or parties,  
natural or corporate, or whose exact  
legal status is unknown, claiming  
under any of the above-named or  
described defendants,  
Defendants.

To: Unknown Heirs, Unknown Benefi-

ciaries, and Unknown Parties, of David  
W. Yost, Sr., deceased, including if de-  
fendants are deceased, any unknown  
heirs, devisees, grantees, creditors, and  
all other parties claiming by, through,  
under or against that defendant, and  
the several and respective unknown  
assigns, successors in interest, trustees  
or other persons claiming by, through,  
under or against any corporation or  
other legal entity named as a defendant  
and all claimants, persons or parties,  
natural or corporate, or whose exact le-  
gal status is unknown, claiming under  
any of the above-named or described  
defendants  
(Unknown Whereabouts)

YOU ARE HEREBY NOTIFIED that  
an action for declaratory judgment re-  
lating to the following property in Pasco  
County, Florida:

Lot 83, Highland Meadows Unit  
1, according to the map or plat  
thereof as recorded in Plat Book  
12, Page 97, Public Records of  
Pasco County, Florida,  
the street address of which is  
18051 Corpus Christi Dr. Spring  
Hill, Pasco County, FL 34610,  
has been filed against you, and you are  
required to serve a copy of your writ-  
ten defenses, if any to it, on Plaintiffs  
attorney, whose name is STARLETT  
M. MASSEY, of Massey Law Group,  
P.A., P.O. Box 262, St. Peters-  
burg, FL 33731-0262, smassey@  
masseylawgroup.com, service@  
masseylawgroup.com, and file the  
original with the Clerk of the above-  
styled Court March 14, 2022 within thirty  
(30) days from the first publication,  
or you will be defaulted and a judgment  
may be entered against you for the relief  
demanded in the Amended Complaint.  
DATED Feb 8, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.,  
Pasco County Clerk of Courts  
By: Kelly Jeanne Symons  
Deputy Clerk  
February 11, 18, 2022 22-00246P

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case #: 2019CA003588CAAXWS  
DIVISION: J2

JPMorgan Chase Bank, National  
Association  
Plaintiff, -vs.-  
Junior Angel Matias a/k/a Junior  
A. Matias; Alejandro Matias a/k/a  
Alejandro Matias; Unknown Spouse  
of Junior Angel Matias a/k/a Junior  
A. Matias; Unknown Spouse of  
Alejandro Matias a/k/a Alejandro  
Matias; United States of America,  
Department of Treasury; 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; 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. 2019CA003588CAAXWS of  
the Circuit Court of the 6th Judicial  
Circuit in and for Pasco County, Florida,  
wherein JPMorgan Chase Bank, Na-  
tional Association, Plaintiff and Junior  
Angel Matias a/k/a Junior A. Matias are  
defendant(s), I, Clerk of Court, Nikki Al-

varez-Sowles, Esq., will sell to the high-  
est 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 March 22,  
2022, the following described property  
as set forth in said Final Judgment, to-  
wit:

LOT 1454-A, EMBASSY HILLS,  
UNIT TWELVE, ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
14, PAGE(S) 136 AND 137, OF  
THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTER-  
EST 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 appear-  
ance, or immediately upon receiving  
this notification of the time before the  
scheduled appearance is less than 7  
days. If you are hearing or voice im-  
paired, 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  
19-321487 FCOI CHE  
February 11, 18, 2022 22-00214P

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

**CASE NO.:  
20-21-CA-002655-CAAX-WS/J3**  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS COLLATERAL TRUST  
TRUSTEE OF FIRSTKEY MASTER  
FUNDING 2021-A COLLATERAL  
TRUST,  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND  
ALL OTHER WHO MAY CLAIM  
AN INTEREST IN THE ESTATE OF  
DONALD R. MARTIN, et al.,  
Defendants.

UNKNOWN HEIRS, BENEFICIA-  
RIES, DEVISEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES  
AND ALL OTHERS WHO MAY  
CLAIM AN INTEREST IN THE ES-  
TATE OF DONALD R. MARTIN

Last Known Address: 13005 PARK.  
WOOD ST, HUDSON, FL 34669  
Current Residence Unknown  
UNKNOWN SPOUSE OF DONALD  
R. MARTIN

Last Known Address: 13005 PARK-  
WOOD ST, HUDSON, FL 34669  
Current Residence Unknown

YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:

TRACT 156 OF THE UNRE-  
CORDED PLAT OF PARK-  
WOOD ACRES, UNIT 1,  
FURTHER DESCRIBED AS  
COMMENCING AT THE  
SE CORNER OF SECTION  
36, TOWNSHIP 24 SOUTH,  
RANGE 16 EAST, PASCO  
COUNTY, FLORIDA; GO  
THENCE N 89° 17' 34" W,  
AND ALONG THE S. LINE  
OF AFORESAID SECTION 36,  
A DISTANCE OF 425 FEET;  
THENCE N 00° 59' 56" E, A  
DISTANCE OF 25 FEET TO  
THE POINT OF BEGINNING;  
THENCE N 00° 59' 56" E, A  
DISTANCE OF 100.00 FEET;  
THENCE N 89°17' 34" W, A

DISTANCE OF 175.00 FEET;  
THENCE S. 00° 59' 56" W, A  
DISTANCE OF 100.00 FEET;  
THENCE S 89° 17' 34" E, A  
DISTANCE OF 175.00 FEET TO  
THE POINT OF BEGINNING.

has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on De Cubas  
& Lewis, P.A., Attorney for Plaintiff,  
whose address is P.O. BOX 771270,  
CORAL SPRINGS, FL 33077 on or  
before 3/14/2022 date at least thirty  
(30) days after the first publication of  
this Notice in the (Please publish in  
BUSINESS OBSERVER) and file the  
original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the  
complaint.

If you are a person with a dis-  
ability who needs an accommoda-  
tion in order to participate in this  
proceeding, you are entitled, at no  
cost to you, to the provision of cer-  
tain assistance. Please contact: Pub-  
lic 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 sched-  
uled court appearance, or immedi-  
ately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than seven days. The  
court does not provide transportation  
and cannot accommodate such re-  
quests. Persons with disabilities need-  
ing transportation to court should  
contact their local public transporta-  
tion providers for information regard-  
ing transportation services.

WITNESS my hand and the seal  
of this Court this 5th day of February,  
2022.

NIKKI ALVAREZ-SOWLES, ESQ  
As Clerk of the Court  
By JR Sorrell  
As Deputy Clerk

De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
P.O. BOX 771270  
CORAL SPRINGS, FL 33077  
21-00014  
February 11, 18, 2022 22-00208P

## FIRST INSERTION

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

**CASE No.  
2022CA000058CAAXWS/J3**  
BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE  
ASSETS MANAGEMENT SERIES  
I TRUST,  
Plaintiff vs.  
UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITOR, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF MARIE SPENA,  
DECEASED, et al.,  
Defendants

TO: UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITOR, TRUSTEES  
AND ALL OTHER PARTIES CLAIM-  
ING AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE ESTATE  
OF MARIE SPENA, DECEASED  
12408 STAGECOACH LANE PORT  
RICHEY, FL 34667

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

LOT 1965, BEACON WOODS  
VILLAGE 11-C, ACCORDING  
TO THE PLAT THEREOF RE-  
CORDED IN THE OFFICE OF  
THE CLERK OF THE CIRCUIT  
COURT, PASCO COUNTY,  
FLORIDA, PLAT BOOK 15,  
PAGES 42-44.

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Greenspoon  
Marder, LLP, Default Department, At-  
torneys for Plaintiff, whose address is  
Trade Centre South, Suite 700, 100  
West Cypress Creek Road, Fort Lau-  
derdale, FL 33309, and file the origi-  
nal with the Clerk within 30 days after  
the first publication of this notice in  
BUSINESS OBSERVER, on or before  
3/14/2022, 2022; otherwise a default  
and a judgment may be entered against  
you for the relief demanded in the Com-  
plaint.

In accordance with the Americans  
with Disabilities Act, persons needing  
a reasonable accommodation to partici-  
pate in this proceeding should, no  
later than seven (7) days prior, contact  
the Clerk of the Court's disability coordi-  
nator at PUBLIC INFORMATION  
DEPARTMENT, PASCO COUNTY  
GOVERNMENT CENTER, 7530 LIT-  
TLE ROAD, NEW PORT RICHEY, FL  
34654, 727-847-8110. If hearing or voice  
impaired, contact (TDD) (800)955-  
8771 via Florida Relay System.

WITNESS MY HAND AND SEAL  
OF SAID COURT on this 5th day of  
February, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of said Court  
By: JR Sorrell  
As Deputy Clerk

Greenspoon Marder, LLP  
Default Department  
Attorneys for Plaintiff,  
Trade Centre South, Suite 700  
100 West Cypress Creek Road  
Fort Lauderdale, FL 33309  
(36615.0117)  
February 11, 18, 2022 22-00213P

## FIRST INSERTION

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

**CASE NO.: 2019-CA-000559WS**  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS CWALT,  
INC., ALTERNATIVE LOAN  
TRUST 2006-OA8 MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-OA8,  
Plaintiff(s), v.  
PETER VROUTOS, et., al.,  
Defendants

NOTICE IS HEREBY GIVEN pursuant  
to the In Rem Uniform Final Judgment  
of Foreclosure entered on the 28th day  
of January 2022, in Case No.: 2019-CA-  
000559WS of 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 CERTIFICATEHOLDERS  
CWALT, INC., ALTERNATIVE LOAN  
TRUST 2006-OA8 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES  
2006-OA, is the Plaintiff and PETER  
VROUTOS; STEPHANIE VROUTOS;  
BOARD OF COUNTY COM-  
MISSIONERS OF PASCO COUNTY,  
FLORIDA; UNKNOWN TENANT  
#1 AND UNKNOWN TENANT #2,  
are the Defendants. Paula S. O'Neil  
of this Court shall sell to the highest  
and best bidder for cash electronically at  
www.pasco.realforeclose.com, the  
Clerk's website for on-line auctions at,  
11:00 AM on the 15th day of March  
2022, the following described property  
as set forth in said Final Judgment, to  
wit:

THE NORTH 58 FEET OF LOT  
4 AND THE SOUTH 2 FEET  
OF LOT 3, LEISURE BEACH  
UNIT 1, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 9, OAGES 139

AND 140, OF THE PUBLIC RE-  
CORDS OF PASCO COUNTY,  
FLORIDA.

Property Address: 12905 1ST  
ISLE, HUDSON, FL 34667

ANY PERSON CLAIMING AN INTER-  
EST 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 WITH THE CLERK  
BEFORE THE CLERK REPORTS  
THE SURPLUS AS UNCLAIMED.

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

Dated this 6th day of February 2022.

By: David B. Adamian  
David B. Adamian, Esq.  
Bar Number: 1025291  
dadamian@delucalawgroup.com  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE  
PURSUANT TO FLA. R. JUD.  
ADMIN 2.516  
service@delucalawgroup.com  
18-02947-F  
February 11, 18, 2022 22-00210P

## FIRST INSERTION

NOTICE OF ACTION/  
CONSTRUCTIVE SERVICE NOTICE  
BY PUBLICATION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA

**CASE NO.: 2010CA005716CAAXES**  
WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS OWNER  
TRUSTEE OF THE RESIDENTIAL  
CREDIT OPPORTUNITIES TRUST  
VII-A,  
Plaintiff, vs.  
ALL UNKNOWN HEIRS,  
DEVISEES, LEGATEES,  
BENEFICIARIES, GRANTEEES OR  
OTHER PERSONS OR ENTITIES  
CLAIMING BY OR THROUGH  
THE ESTATE OF  
JOSEPHINE WOJCIK, Deceased;  
et al.,  
Defendants.

TO: ALL UNKNOWN HEIRS, DEVI-  
SEES, LEGATEES, BENEFICIARIES,  
GRANTEEES OR OTHER PERSONS  
OR ENTITIES CLAIMING BY OR  
THROUGH THE ESTATE OF JOSE-  
PHINE WOJCIK, Deceased  
Last Known Address: Unknown  
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that  
a Complaint to foreclose a mortgage on  
real property located in Pasco County,  
Florida has been filed and commenced  
in this Court and you are required to  
serve a copy of your written defenses,  
if any, to it on Melissa Manganelli, Esq.,  
of the Law Offices of Mandel, Manganelli  
& Leider, P.A., Attorneys for Plaintiff,  
whose address is 1900 N.W. Corporate  
Boulevard, Suite 305W, Boca Raton, FL

33431 and whose email address for ser-  
vice of pleadings is: servicesmandel@  
gmail.com, and file the original with the  
Clerk of the above styled Court within  
30 days after first publication of Notice,  
on or before March 14, 2022, otherwise  
a default will be entered against you for  
the relief prayed for in the Complaint,  
to wit: the foreclosure of a mortgage on  
the following described property:

Lot 68, Block 1, BRIDGEWA-  
TER PHASE 4, according to the  
Plat thereof, as Recorded in Plat  
Book 51, Page 1, of the Public Re-  
cords of Pasco County, Florida.  
Street address: 31415 Glendal-  
ough Way, Wesley Chapel, FL  
33544

NOTE: PURSUANT TO THE FAIR  
DEBT COLLECTION PRACTICES  
ACT YOU ARE ADVISED THAT THIS  
LAW FIRM IS DEEMED TO BE A  
DEBT COLLECTOR ATTEMPTING  
TO COLLECT A DEBT AND ANY IN-  
FORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.

WITNESS my hand and seal of said  
Court at Pasco County, Florida this 8th  
day of Feb, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of the Circuit Court  
By: Kelly Jeanne Symons  
As Deputy Clerk

Melissa Manganelli, Esq.  
Law Offices of Mandel, Manganelli &  
Leider, P.A.  
Attorneys for Plaintiff  
1900 N.W. Corporate Boulevard,  
Suite 305W  
Boca Raton, FL 33431  
servicesmandel@gmail.com  
February 11, 18, 2022 22-00238P

## FIRST INSERTION

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

**CASE NO.  
2015CA000494CAAXWS/J3**  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS  
OF CWALT, INC., ALTERNATIVE  
LOAN TRUST 2007-LOCB,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-  
LOCB,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER, OR  
AGAINST, CHEMDA BRANDEL,  
DECEASED; CEGAL RASMULLEN,  
AS PERSONAL REPRESENTATIVE  
OF THE ESTATE OF CHEMDA  
BRANDEL, DECEASED;  
AUTUMN OAKS HOMEOWNERS'  
ASSOCIATION, INC.; FAIRWAY  
OAKS HOMEOWNERS'  
ASSOCIATION, INC.; ZEV  
BRANDEL; TAL BRANDEL, A  
POSSIBLE HEIR TO THE ESTATE  
OF CHEMDA BRANDEL; CEGAL  
RAMSUSSEN, A POSSIBLE HEIR  
TO THE ESTATE OF CHEMDA  
BRANDEL; 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).

TO: TAL BRANDEL, A POSSIBLE  
HEIR TO THE ESTATE OF CHEMDA  
BRANDEL LAST KNOWN ADDRESS  
680 MELROSE AVE, APT 3S BRONX,

NY 10455  
CURRENT RESIDENCE IS UN-  
KNOWN

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

LOT 47, AUTUMN OAKS  
UNIT ONE, ACCORDING TO  
THE PLAT THEREOF AS RE-  
CORDED IN PLAT BOOK 26,  
PAGE(S) 30 TO 33, 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 Diaz Anselmo  
& Associates, P.A., Plaintiff's attorneys,  
whose address is P.O. BOX 19519, Fort  
Lauderdale, FL 33318, (954) 564- 0071,  
answers@rallegal.com, on or before  
3/14/2022 and file the original with the  
Clerk of this Court either before service  
on Plaintiff's attorneys or immediately  
thereafter; otherwise a default will be  
entered against you for the relief de-  
manded in the complaint or petition.

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

DATED on 2/04/, 2022.

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

Diaz Anselmo & Associates, P.A.  
Plaintiff's attorneys  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
(954) 564- 0071  
answers@rallegal.com  
1496-178399 / ASF  
February 11, 18, 2022 22-00211P

# SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

Sarasota / Manatee counties  
Hillsborough County  
Pasco County  
Pinellas County  
Polk County  
Lee County  
Collier County  
Charlotte County

Wednesday 2PM Deadline • Friday Publication

Business  
Observer

HOW TO PUBLISH YOUR  
LEGAL NOTICE  
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option  
OR  
e-mail legal@businessobserverfl.com

Business  
Observer

FIRST INSERTION

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

CASE NO.: 2019-CA-003680

DIVISION: Foreclosure U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES AHP SERVICING, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF WILLIAM M. TOOKE A/K/A WILLIAM M. TOOKE III, DECEASED; SARAH TOOKE, Defendants.

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF WILLIAM M. TOOKE A/K/A WILLIAM M. TOOKE III, DECEASED Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage and re-establish a lost promissory note on the following property in Pasco County, Florida:

ALL THE FOLLOWING DESCRIBED LAND, SITUATE AND BEING IN THE COUNTY OF PASCO, STATE OF FLORIDA, TO-WIT: A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE STATED SECTION 11, THENCE RUN WEST (ASSUMED BEARING) ALONG THE NORTH BOUNDARY OF THE STATED SECTION 11, A DISTANCE OF 740.94 FEET FOR A POINT OF BEGINNING THENCE SOUTH A DISTANCE OF 341.37 FEET; THENCE NORTH 87 DE-

GREES 16 MINUTES, 36 SECONDS WEST A DISTANCE OF 130.15 FEET; THENCE NORTH A DISTANCE OF 335.19 FEET. THENCE EAST A DISTANCE OF 130.0 FEET TO THE POINT OF BEGINNING TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS: USED 1985 CHAMPION/CONCORDE 64 X 28 SERIAL# 3358754747 A&B. A/K/A 26825 DAYFLOWER BOULEVARD, ZEPHYRHILLS, FL 33544

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication, March 14 2022, on Plaintiff's attorney, Quinn Legal, P.A., whose address is 19321 U.S. Highway 19 N., Suite 512, Clearwater, FL 33764; eservice@quinnlegal.com; krniller@quinnlegal.com, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

\*\*See the Americans with Disabilities Act

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

THESE ARE NOT COURT INFORMATION NUMBERS

WITNESS my hand and the seal of this court on this 3rd day of February, 2022.

Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court By: Kelly Jeanne Symons As Deputy Clerk

Quinn Legal, P.A. 19321 U.S. Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: 727-474-9603 eservice@quinnlegal.com krniller@quinnlegal.com February 11, 18, 2022 22-00217P

FIRST INSERTION

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

CASE NO: 2020CA001872CAAXWS U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS3, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. BODYCOTE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUCIA M. BODYCOTE; DONNA HAMILTON; ROBERT E. BODYCOTE, III; MARY SWIFT; VERNA DONAHUE; ROBERT E. BODYCOTE, III, AS TRUSTEE OF THE LUCIA BODYCOTE REVOCABLE TRUST DATED SEPTEMBER 6, 2013; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated January 06, 2022 entered in Civil Case No. 2020CA001872CAAXWS of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019- GS3 is Plaintiff and THE ESTATE OF MICHAEL J. BODYCOTE, THE ESTATE OF LUCIA M. BODYCOTE, DONNA HAMILTON, ROBERT E. BODYCOTE, III, MARY SWIFT, VERNA DONAHUE, and ROBERT E. BODYCOTE, III, AS TRUSTEE OF THE LUCIA BODYCOTE REVOCABLE TRUST DATED SEPTEMBER 6, 2013, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLES, ESQ., shall sell to the highest and best bidder for cash at Pasco County's On-Line Public Auction website:

www.pascorealforeclose.com, at 11:00 AM on March 08, 2022, in accordance with Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure, to-wit:

LOT 601, HOLIDAY LAKE ESTATES, UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGES 132 AND 133 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs 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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

Todd Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-092179-F00 February 11, 18, 2022 22-00212P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA 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 Children.

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 notified and emanded 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 PLACEMENT 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

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-2177-W5 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. 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: 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 22-00180P

SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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
Jenny M Miller	G043
Jennifer Patlan	I029
Jacqueline Shannon	I201
Teresa L Sirois	I406

February 4, 11, 2022 22-00198P

SECOND 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

SECOND INSERTION

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, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ELIZABETH D. JENSEN, DECEASED, ET AL. Defendants.

TO: THE UNKNOWN HEIRS, GRANTEEES, 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, to-wit:

LOT 42, COLONIAL OAKS, AS PER PLAT THEREOF, RECORDED 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, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 3-2-2022 or within thirty (30) days

SECOND INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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 follow unit (s). Unit (s) contain general household goods.

Name	Unit
Helene K Leventis	54

February 4, 11, 2022 22-00197P

SECOND 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

B51 Vernon Lewis B57 Vincent Moroni B486 Peggy L. Parker

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

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

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

B2 Amy Bone D6 Bobbie Jo Stephenson

February 4, 11, 2022 22-00200P

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 attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and 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 COURT HOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

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 publication.
- Notice of owners / 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.
- 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.

Business Observer

## SECOND INSERTION

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

Case No. 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 MENDEZA/A/K/A KALEZE CHAPMAN; CHRISTOPHER MENDENZ A/K/A CHRISTOPHER J. 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 ESTATES EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY 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 MINUTES 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 MINUTES 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 MINUTES 00 SECONDS WEST 45.28 FEET TO THE POINT OF

BEGINNING.

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

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. 4769 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Jonathan Mesker Jonathan Mesker, Esq. Florida Bar No. 805971 File # 20-F01339 February 4, 11, 2022 22-00171P

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA002586CAAXES WELLS FARGO BANK, N.A., Plaintiff, vs.

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 PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR 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 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 PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, 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, to wit:

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 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 CORNER 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 NORTHERLY 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 BOUNDARY 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 BEGINNING.

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 SOUTHWEST 1/4 OF SAID SECTION 28 FOR THE POINT OF BEGINNING; THENCE RUN S 00° 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 DISTANCE 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° 37'38" W, A DISTANCE OF 213 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PART OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO 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 SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N 76° 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 BEGINNING. SUBJECT TO: A 30 FOOT EASEMENT FOR INGRESS 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 Ullman Date: 2022-01-27 13:41:30 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1252-838B February 4, 11, 2022 22-00165P

## SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 February 4, 11, 2022 22-00178P

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-2014-W5 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 PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Giving Notice:

Deborah Malave 11425 Nature Trail Port Richey, Florida 34668 Attorney for Person Giving Notice: David A. Hook, Esq. Email Address: courtservice@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 February 4, 11, 2022 22-00179P

## SECOND 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-W5 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 09:30 AM

Sale to be held at www.storage-treasures.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 # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 09:45 AM

Sale to be held at www.storage-treasures.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 - Noguera, 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, Britnie; 3226 - Giannakopoulos, George; 3262 - Mobley, Joshua; 3291 - Markell, Erin; 3337 - Washington, Jaliesha; RV11 - Gonzales, Glorimar

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429 Time: 10:00 AM

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

C1033 - Moyses, Jeffery; C2012 - Davis, Joshua; E1110 - Curtis, Khrystal; E1183 - Long, Christopher; E1222 - Coffey, christopher; E1232 - 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.storage-treasures.com.

11012 - Sandmeyer, Kristen; 11017 - Betterly, Alicia; 11020 - Komorowski, Stephanie; 11198 - McIntire, Jennifer; 11232 - Carrafello, Sam; 11262 - Rivera, Jose; 11281 - Aranda, Steven; 11291 - Faulkner, Christina; 11300 - BYRD, DANIELO; 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 # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 10:30 AM

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

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

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911 Time: 10:45 AM

Sale to be held at www.storage-treasures.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

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legal@businessobserverfl.com

Business Observer

1V4680

SECOND INSERTION

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

UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator: 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 19-321018 FC01 RFT February 4, 11, 2022 22-00194P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019CA003977CAAXWS BANKUNITED N.A., Plaintiff, v. YRISLEYDI LAFFITTA PELEGRIN; UNKNOWN SPOUSE OF YRISLEYDI LAFFITTA 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.

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 COUNTY, 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 DEGREES 55' 20" WEST 50 FEET; THENCE NORTH 0 DEGREES 04' 40" WEST, 78.96 FEET TO THE POINT OF BEGINNING. THE EASTERLY AND WESTERLY 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 RECORDS OF PASCO COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEGREES 55' 20" EAST, 41.59 FEET TO THE EXISTING 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 DIAGONAL 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 Sunnydale Drive, Hudson, FL 34667 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. 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: fltrealprop@kelleykronenberg.com By: Jason M. Vanslette, Esq. FBN: 92121 File No: CMF1901-JMV February 4, 11, 2022 22-00193P

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 BANKUNITED N.A., Plaintiff and YRISLEYDI LAFFITTA PELEGRIN; UNKNOWN SPOUSE OF YRISLEYDI LAFFITTA PELEGRIN; GULF COAST ACRES TOWNSHIP, FLORIDA; UNKNOWN TENANT #1 N/K/A VICTOR GUTIERREZ; 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 COUNTY, 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 DEGREES 55' 20" WEST 50 FEET; THENCE NORTH 0 DEGREES 04' 40" WEST, 78.96 FEET TO THE POINT OF BEGINNING. THE EASTERLY AND WESTERLY 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 RECORDS OF PASCO COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEGREES 55' 20" EAST, 41.59 FEET TO THE EXISTING 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 DIAGONAL 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 Sunnydale Drive, Hudson, FL 34667 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. 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: fltrealprop@kelleykronenberg.com By: Jason M. Vanslette, Esq. FBN: 92121 File No: CMF1901-JMV February 4, 11, 2022 22-00193P

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. 512019CA000548CAAXWS 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and 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 IN-

TEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on 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 RECORDED IN PLAT BOOK 12, PAGES 31 THRU 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 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 February 4, 11, 2022 22-00172P

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 ONLINE 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-wit: PART OF TRACT 47 OF THE TAMPA-TARPON LAND COMPANY'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 CORNER 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 MANUFACTURED HOME, YEAR: 2000, MAKE: FLEETWOOD, VIN#: GAFLX54A85037HS21 AND VIN#: GAFLX54B85037HS21. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator: 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 19-321284 FC01 ALW February 4, 11, 2022 22-00176P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 51-2019-CA-001430-WS Division 37-D SPECIALIZED LOAN SERVICING LLC 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.

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, 2022 By: /s/ Ryan Paul Sutton Ryan Paul Sutton Attorney for Plaintiff

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 PUBLIC 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-

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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; JOANNE BIANCA MCLAUGHLIN F/K/A JOANNE BIANCA VAMVAKARIS; WILLIAM 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 J. 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. Trout; 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 COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port 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, 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 Jonathan 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 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.
- 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.

**Business Observer**

## SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Signed on this 14th day of January, 2022.

**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 &amp; Bell, P.A.

7920 U.S. Highway 19

Port Richey, FL 34668

Telephone: (727) 848-3404

Email: info@delzercoulter.com

February 4, 11, 2022 22-00177P

## SECOND INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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,

PLLC

14502 N. Dale Mabry Hwy., Suite 200

Tampa, FL 33618

Telephone: (888) 778-0063

February 4, 11, 2022 22-00183P

## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT CIVIL COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR PASCO  
COUNTY  
CIVIL DIVISION  
**Case No. 51-2018-CA-003457-WS**  
Division J3

**SELECT PORTFOLIO SERVICING, INC.**

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

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

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

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

ForeclosureService@kasslaw.com

246300/1807017/en

February 4, 11, 2022 22-00175P

## 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-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 unmaturing, 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 NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, 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@lansskylawgroupfl.com

Attorneys for Personal Representative

February 4, 11, 2022 22-00181P

## SECOND INSERTION

NOTICE OF SALE  
IN THE CIRCUIT CIVIL COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR PASCO  
COUNTY CIVIL DIVISION  
**Case No. 2019CA002826**  
Division J2

**SELECT PORTFOLIO SERVICING, INC.**

**Plaintiff, vs.**  
**UNKNOWN HEIRS, DEVISEES, GRANTEE, 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, 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 TENANTS/OWNERS, Defendants.**

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

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 ESTATES, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 107, OF THE PUBLIC 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](http://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

## SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

**Case No. 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](http://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 RECORDED IN PLAT BOOK 19, PAGES 42 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the

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

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

February 4, 11, 2022 22-00170P

## SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

**Case No. 2018CA001201CAAXES****U.S. Bank National Association,****as Trustee for GSAA Home Equity****Trust 2007-1, Asset-Backed****Certificates, Series 2007-1,****Plaintiff, vs.****Yogendra Dhanik, et al.,****Defendant.**

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, 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](http://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 26, BLOCK 9, SUNCOAST MEADOWS - INCREMENT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE

129, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 &amp; 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-F03124

February 4, 11, 2022 22-00168P

## SECOND INSERTION

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

**Case No. 2018CA002405CAAXWS****Wilmington Trust, National****Association as Successor Trustee****to Citibank, N.A. as Trustee For****Lehman XS Trust Mortgage****Pass-Through Certificates, Series****2006-13,****Plaintiff, vs.****Andrew FLRBC Properties LLC, et****al.,****Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA002405CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wilmington Trust, National Association as Successor Trustee to Citibank, N.A. as Trustee For Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-13 is the Plaintiff and Andrew FLRBC Properties LLC; Richard Bialor; Mortgage Electronic Registration Systems, Inc., as nominee for First Guaranty Mortgage Corporation; Thousand Oaks East - Phase IV Homeowners' Association, Inc.; Thousand Oaks Master 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](http://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 36 IN THOUSAND OAKS

22-00169P

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 &amp; 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-F00621

February 4, 11, 2022 22-00169P

## SECOND INSERTION

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

GENERAL JURISDI