

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that MACKENZIE LYNN MITCHELL, OWNER, desiring to engage in business under the fictitious name of BOSS BABE CRAFTS COMPANY located at 27251 WESLEY CHAPEL BLVD., WESLEY CHAPEL, FLORIDA 33544 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 18, 2022 22-00280P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that BARBARA DICICCO, OWNER, desiring to engage in business under the fictitious name of DIRT AND CLUTTER FREE located at 5621 SEA TURTLE COURT, NEW PORT RICHEY, FLORIDA 34652 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 18, 2022 22-00282P

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 Analyst Consultant located at 8609 Forest Glade Drive, in the County of Pasco, in the City of Hudson, Florida 34667, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Hudson, Florida, this 10th day of February, 2022.  
Clay Vickers  
February 18, 2022 22-00284P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that NEW PORT RICHEY PASCO POLICE ATHLETIC LEAGUE INC., OWNER, desiring to engage in business under the fictitious name of NEW PORT RICHEY BUC-CANEEERS located at 9426 RAINBOW LANE, PORT RICHEY, FLORIDA 34668 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 18, 2022 22-00295P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 03/08/2022 at 10:00 AM the following vehicles(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

RKEAC90303A005010 2016 ATV  
3C4FY48B15T580515 2005 CHRY  
JHMC6683YC003914 2000 HOND  
February 18, 2022 22-00286P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that INSPIRE VENTURE, LLC, OWNER, desiring to engage in business under the fictitious name of SOFTWASH RANGER located at 11006 BELLE HAVEN DRIVE, NEW PORT RICHEY, FLORIDA 34654 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 18, 2022 22-00281P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that AMEN AIR INC., OWNER, desiring to engage in business under the fictitious name of ACJ HEATING & AIR CONDITIONING, INC. located at 10137 MIDAS DRIVE, PORT RICHEY, FLORIDA 34668 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 18, 2022 22-00283P

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 Affordable Golf Carts located at 10010 State Rd 52, in the County of Pasco, in the City of Hudson, Florida 34669, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Hudson, Florida, this 14 day of February, 2022.  
SDRGC, INC.  
February 18, 2022 22-00285P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that WG Baypoint Village SH, LLC, 500 N. Hurstbourne Pkwy, Ste 200, Louisville, KY 40222, desiring to engage in business under the fictitious name of Vitality Living Baypoint Village, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 18, 2022 22-00290P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 03-28-2022 at 11:30 a.m. the following vessels will be sold at public sale for storage charges pursuant to F.S. 328.17 tenant/registered owner ABRAHAM E GAME 1995 23ft Hunter HIN:HUNA275ZA595 FL3312LR Tenant/owner ERIN BARBARA ELLIS OUELLETTE/ ERIC GORDON 1989 27ft Carver HIN:CDRH622IE989 FL9157PT sale to be held at Sea Ranch Marina llc 6433 Boatyard Dr./6501 Boatyard Dr Hudson Fl. 34667 vessel may be released prior to the sale Sea Ranch Marina reserves the right to bid/reject  
February 18, 25, 2022 22-00293P

FIRST INSERTION

**SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC**  
6530 Accent Lane  
New Port Richey, FL 34653  
**NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)**  
(Certified Mail, Return Receipt Required and by Regular Mail)  
TO: SPIRIDON GOLETIS and ANY UNKNOWN TENANT(S)  
6706 Ballard Lane Lot #75  
New Port Richey, Florida 34653.  
CMRR: 7020 0640 0001 7717 1287  
When you vacated the premises at 6706 Ballard Lane Lot #75, New Port Richey, FL 34653, the following personal property remained:  
1979 NOBILITY HOMES, INC. SINGLE WIDE MOBILE HOME  
VIN: N10772;  
TITLE NO. 0016537714  
Miscellaneous furniture and appliances  
You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office). Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than at March 14, 2022 at 11:00a.m., this property will be disposed of pursuant to Florida Statutes 715.109.  
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by THIS publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.  
DATE: February 14, 2022  
**SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC**  
By: MARY CLARK, PARK MANAGER  
6530 Accent Lane  
New Port Richey, FL 34653  
(727)-842-3928  
February 18, 25, 2022 22-00292P

FIRST INSERTION

**NOTICE OF SALE**  
Rainbow Title & Lien, Inc. will sell at public sale at the following vehicles to satisfy lien pursuant to Chapter 713.585 of the Florida Statutes on 03/17/2022 at 10 A.M. \*Auction will occur where vehicles are located\* 2021 Hyundai VIN#KMHLM4AG6MU204963 Amount: \$4,568.79 At: 15320 County Line Rd, Spring Hill, Fl Notice to the Owner or Lienor that he has the right to a hearing prior to the scheduled date of sale by filing with the Clerk of Courts. Owner has the right to recover possession of vehicle by posting bond in accordance with Fla. Statutes Sect. 559.917 Proceeds from the sale of the vehicle after payment lien claimed by lienor will be deposited with the clerk of the court. Any person (s) claiming any interest(s) in the above vehicles contact: RAINBOW TITLE & LIEN, INC. (954-920-6020) ALL SALES ARE HELD WITH RESERVE. 25% Buyers Premium Some vehicles may have been released prior to the sale date. Interested Parties must call one day prior to sale. No Pictures allowed.  
February 18, 2022 22-00287P

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 1.57 acres to serve the Residential project known as Two Rivers Parcel A1 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 43045579.001.  
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 18, 2022 22-00279P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice Is Hereby Given that WG Windsor Woods SH, LLC, 500 N. Hurstbourne Pkwy, Ste 200, Louisville, KY 40222, desiring to engage in business under the fictitious name of Vitality Living Hudson, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 18, 2022 22-00289P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 51-2022-CP-000150**  
**Probate Division**  
**Hon. James R. Stearns**  
**IN RE: ESTATE OF**  
**DIANE LUCILLE DENNIS**  
**Deceased.**

The administration of the estate of Diane Lucille Dennis, deceased, whose date of death was October 20, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

**Personal Representative:**  
/s/ **DAWN BRANCATI**  
Dawn Brancati  
28 Puritan Drive  
Scarsdale, New York 10583  
Attorney for Personal Representative:  
/s/ **MICHAEL A. HYETT**  
Michael A. Hyett  
Attorney for the Personal Representative  
Florida Bar Number: 225274  
FOX ROTHSCHILD LLP  
777 S. Flagler Dr. Suite 1700  
West Tower  
West Palm Beach, FL 33401  
Telephone: 561-835-9600  
E-Mail: mhyett@foxrothschild.com  
Secondary  
jvnenstrom@foxrothschild.com  
129464232.1  
February 18, 25, 2022 22-00270P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
The following personal property of CARL WILLIAM HOOD, if deceased any unknown heirs or assigns, will, on March 2, 2022, at 10:00 a.m., at 38741 County Road 54, Lot 1, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1962 TAMPI PARK TRAILER, VIN: 2058, TITLE NO: 0001016428  
and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
February 18, 25, 2022 22-00291P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that INSPIRE Notice Is Hereby Given that Nurse On Call, LLC, 8208 Washington St, Port Richey, FL 34668, desiring to engage in business under the fictitious name of HCA Florida Healthcare at Home, with its principal place of business in the State of Florida in the County of Pasco, will file an Application for Registration of Fictitious Name with the Florida Department of State.  
February 18, 2022 22-00288P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 22-CP-0081**  
**IN RE: ESTATE OF THOMAS N. CALLAHAN, JR., Deceased.**  
The summary administration of the estate of THOMAS N. CALLAHAN, JR., deceased, whose date of death was April 25, 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 petitioner and petitioner'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 18, 2022.  
**TIMOTHY MICHAEL CALLAHAN,**  
**Petitioner**  
671 Furnace Road,  
Airville, PA 17302  
**HARRY P. TEICHMAN**  
(FBN 157211)  
HTeichman@OLAlaw.com  
Older, Lundy, Alvarez & Koch  
1000 West Cass Street  
Tampa, Florida 33606  
Telephone: (813) 254-8998  
Facsimile: (813) 839-4411  
Counsel for Petitioner  
February 18, 25, 2022 22-00274P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 21-CP-001773**  
**Division: Probate**  
**IN RE: ESTATE OF MELISSA KRAUSE JETMORE (A/K/A MELISSA K. JETMORE A/K/A MELISSA JETMORE) Deceased.**

The administration of the estate of Melissa Krause Jetmore (a/k/a Melissa K. Jetmore a/k/a Melissa Jetmore), deceased, whose date of death was August 31, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez Sowles, Esq., Clerk & Comptroller, Attn: Probate Clerk, P.O. 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.

**Personal Representative:**  
**Melody Ostapchuk**  
23661 Silver Date Loop  
Apartment 206  
Land O' Lakes, Florida 34639  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Bell Law Firm, P.A.  
2364 Boy Scout Road, Suite 200  
Clearwater, Florida 33763  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
AMullins@BellLawFirmFlorida.com  
February 18, 25, 2022 22-00267P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No.: 22-CP-0081**  
**IN RE: ESTATE OF THOMAS N. CALLAHAN, JR., Deceased.**  
The summary administration of the estate of THOMAS N. CALLAHAN, JR., deceased, whose date of death was April 25, 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 petitioner and petitioner'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 18, 2022.  
**TIMOTHY MICHAEL CALLAHAN,**  
**Petitioner**  
671 Furnace Road,  
Airville, PA 17302  
**HARRY P. TEICHMAN**  
(FBN 157211)  
HTeichman@OLAlaw.com  
Older, Lundy, Alvarez & Koch  
1000 West Cass Street  
Tampa, Florida 33606  
Telephone: (813) 254-8998  
Facsimile: (813) 839-4411  
Counsel for Petitioner  
February 18, 25, 2022 22-00274P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 512021CP001789CPAXES**  
**IN RE: ESTATE OF ALDWYTH EVANGELINE MOLER A/K/A ALDWYTH E. MOLER, Deceased.**

The administration of the estate of Aldwyth Evangeline Moler a/k/a Aldwyth E. Moler, deceased, whose date of death was February 19, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

**Personal Representative:**  
**Judith Ann Watler**  
**David Charles Watler**  
Attorney for Personal Representative:  
George L. Metcalfe, Jr.  
Attorney  
Florida Bar Number: 0099051  
DAY PITNEY LLP  
396 Alhambra Circle  
North Tower, 14th Floor  
Miami, FL 33134  
Telephone: (305) 373-4050  
Fax: (305) 351-8414  
E-Mail: gmetcalfe@daypitney.com  
Secondary E-Mail:  
jsolorzano@daypitney.com  
11058383.1  
February 18, 25, 2022 22-00268P

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 18, 2022.

**Personal Representative:**  
**Judith Ann Watler**  
**David Charles Watler**  
Attorney for Personal Representative:  
George L. Metcalfe, Jr.  
Attorney  
Florida Bar Number: 0099051  
DAY PITNEY LLP  
396 Alhambra Circle  
North Tower, 14th Floor  
Miami, FL 33134  
Telephone: (305) 373-4050  
Fax: (305) 351-8414  
E-Mail: gmetcalfe@daypitney.com  
Secondary E-Mail:  
jsolorzano@daypitney.com  
11058383.1  
February 18, 25, 2022 22-00268P

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 512021CP001471CPAXES**  
**IN RE: ESTATE OF JONATHAN MICHAEL FULLER, Deceased.**  
The administration of the estate of JONATHAN MICHAEL FULLER, deceased, whose date of death was July 28, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The name and address of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is February 18, 2022.  
**TRISTA ATALAYA FULLER**  
**Personal Representative**  
2980 Deer Pine Trail  
Land O' Lakes, FL 34638  
**ROBERT D. HINES**  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
February 18, 25, 2022 22-00271P

**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

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**Business Observer**

**Business Observer**

## FIRST INSERTION

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

**Case No. 2020CA000129CAAXES  
Trust Bank, successor by merger  
to SunTrust Bank,  
Plaintiff, vs.  
Ajmal Rahman a/k/a Ajml Rahman,  
et al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA000129CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank is the Plaintiff and Ajmal Rahman a/k/a Ajml Rahman; Nathalie Rahman a/k/a Rathalie Rahman; Saddlebrook Resort Condominium Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 6th day of April, 2022, the following described property as set forth in said Final

Judgment, to wit:  
UNIT NOS. 114C AND 116C, SADDLEBROOK CONDOMINIUM NO.1, ACCORDING TO THE DECLARATION THEREOF AS FILED IN O.R. BOOK 1095, PAGE 1463 AND ANY AMENDMENTS MADE THERETO AND AS RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGES 56 THROUGH 61, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND DESCRIBED IN O.R. BOOK 821, PAGE 1006 AND IN O.R. BOOK 839, PAGE 1763, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 11th day of February, 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 # 18-F02055  
February 18, 25, 2022 22-00256P

## FIRST INSERTION

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

**CASE NO. 2018CA003709CAAXES  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,  
Plaintiff, vs.  
KAREN M. FORBES;  
HOMEOWNERS ASSOCIATION  
AT SUNCOAST LAKES, INC.;  
FLORIDA HOUSING FINANCE  
CORPORATION; 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 August 1, 2019 and an Order Resetting Sale dated February 4, 2022 and entered in Case No. 2018CA003709CAAXES of the Circuit Court in and for Pasco County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and KAREN M. FORBES;

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on April 5, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 8, BLOCK 17, SUNCOAST LAKES PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 74-87, 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 2/14/22.  
By: s/Jeffrey M. Seiden, Esq.  
Jeffrey M. Seiden, Esq.  
Florida Bar No.: 57189  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1483-171144 / VMR  
February 18, 25, 2022 22-00259P

## FIRST INSERTION

**NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-1771  
Division - Probate  
IN RE: ESTATE OF  
EILEEN J. KLEBA  
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 Eileen J. Kleba, deceased, File Number 21-CP-1771, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was May 28, 2021; that the total value of the Florida estate is \$43,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
Scott Kleba, Mathew Fischer,  
Taylor Kleba, Billy J. Yates, Rob-  
in S. Kelsey, Pamela K. Yates,  
Michele R. Dahl, and Beautiful  
Savior Lutheran Church  
c/o: Dawn L. Drellos-Thompson,  
Esq.  
Compass Law Firm, PA  
9990 Coconut Road, Suite 210  
Bonita Springs, Florida 34135  
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 18, 2022.

**Person Giving Notice:**  
**Scott Kleba**  
Attorney for Person Giving Notice  
/s/Dawn L. Drellos-Thompson  
Dawn L. Drellos-Thompson, Esq.  
Attorney  
Florida Bar Number: 22503  
9990 Coconut Road, Suite 210  
Bonita Springs, Florida 34135  
Telephone: (239) 390-1295  
E-Mail: dawn@compass.legal  
February 18, 25, 2022 22-00269P

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512021CP002046CPAXWS  
IN RE: ESTATE OF  
VIRGINIA DIANE KAUS A/K/A  
DIANE KAUS  
Deceased.**

The administration of the estate of Virginia Diane Kaus a/k/a Diane Kaus, deceased, whose date of death was September 10, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal 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 18, 2022.

**Personal Representative:**  
**Robert J. Kaus**  
2436 S. Beech Drive  
Visalia, California 93292  
Attorney for Personal Representative:  
Michelangelo Mortellaro, Esq.  
Attorney  
Florida Bar Number: 0036283  
Law Office of Michelangelo Mortellaro,  
P.A.  
4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
Fax: (813) 367-1501  
E-Mail:  
mmortellaro@mortellarolaw.com  
Secondary E-Mail:  
mary@mortellarolaw.com  
February 18, 25, 2022 22-00294P

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512021CP001870 CPAXWS  
IN RE: ESTATE OF  
BLAISE DANIEL  
MOMBOURQUETTE  
Deceased.**

The administration of the estate of BLAISE DANIEL MOMBOURQUETTE, deceased, whose date of death was September 28 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 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 18, 2022.

**Personal Representative:**  
**DAVID J. WOLLINKA**  
10015 Trinity Blvd., Suite 101  
Trinity, FL 34655  
Attorney for Personal Representative:  
DAVID J. WOLLINKA  
Attorney  
Florida Bar Number: 608483  
WOLLINKA & WOLLINKA  
Attorneys at Law  
10015 Trinity Blvd., Suite 101  
TRINITY, FL 34655  
Telephone: (727) 937-4177  
Fax: (727) 478-7007  
E-Mail: pleadings@wollinka.com  
Secondary E-Mail:  
cyndi@wollinka.com  
February 18, 25, 2022 22-00278P

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 512021CP002160CPAXES  
IN RE: THE ESTATE OF  
SANDRA H. LINDNER,  
Deceased.**

The administration of the Estate of SANDRA H. LINDNER, deceased, whose date of death was November 9, 2021, is pending in the Circuit Court in and for Pasco County, Florida, Probate Division, at File No. 512021CP-002160CPAXES, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The name and address of the Personal Representative and the attorneys for the Personal Representative are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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 18, 2022.

**Richard S. Hall,  
as Personal Representative**  
HINSHAW & CULBERTSON LLP  
Attorneys for Personal Representative  
2525 Ponce De Leon Blvd., 4th Floor  
Coral Gables, FL 33134  
Telephone: (305) 358-7747  
Facsimile: (305) 577-1063  
Email: swcutler@hinshawlaw.com  
By: /s/ Steven W. Cutler, Esquire  
Steven W. Cutler, P.A.  
Florida Bar No. 0353418  
February 18, 25, 2022 22-00272P

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2021-CP-2181-CPAXWS  
IN RE: ESTATE OF  
BARBARA A. LAURIA  
Deceased.**

The administration of the estate of BARBARA A. LAURIA, deceased, whose date of death was December 1, 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 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 2/18/2022.

**Personal Representative:**  
**JENNIFER RODGERS  
Petitioner**  
11 East Tarpon Ave  
Tarpon Springs, FL 34689  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esquire  
Attorney for Petitioner  
Florida Bar Number: 74728  
DODDRIDGE LAW GROUP  
11 East Tarpon Ave  
Tarpon Springs, FL 34689  
Telephone: (727) 537-9263  
E-Mail: ryan@doddrigedlaw.com  
Secondary E-Mail:  
michelle@doddrigedlaw.com  
February 18, 25, 2022 22-00277P

## FIRST INSERTION

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

**CASE NO: 21-CC-001743  
ARBORWOOD AT SUMMERTREE,  
INC., a not-for-profit Florida  
corporation,  
Plaintiff, vs.  
JOHN BALICKI; ANNA BALICKI;  
UNKNOWN TENANTS,  
Defendants.**

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

Lot 14, of ARBORWOOD AT SUMMERTREE, according to the Plat thereof as recorded in Plat Book 22, Page 50, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. Property Address: 11510 Yellow Birch Court, New Port Richey, FL 34654

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on March 1, 2022

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. MANKIN LAW GROUP  
By BRANDON K. MULLIS, ESQ.  
Attorney for Plaintiff  
E-Mail:  
Service@MankinLawGroup.com  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
FBN: 23217

February 18, 25, 2022 22-00262P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO. 2018CA001935CAAXES  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR HOME EQUITY MORTGAGE  
LOAN ASSET-BACKED TRUST  
SERIES INABS 2006-E, HOME  
EQUITY MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES  
SERIES INABS 2006-E,  
Plaintiff, vs.  
ADELINA M. ROBERTSON AND  
CLYDE T. ROBERTSON, et al.  
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 15, 2019, and entered in 2018CA001935CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, where, in DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2006-E, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS HOIO is the Plaintiff and ADELINA M. ROBERTSON and CLYDE T. ROBERTSON 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 07, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 92, QUAIL HOLLOW PINES F/K/A TAMPA HIGHLANDS, LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE NORTHEAST CORNER OF SAID SECTION 36, RUN SOUTH 1°02'53" WEST, ALONG THE EAST LINE, A DISTANCE OF 1882.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°02'53" WEST, A DISTANCE OF 150.30 FEET TO A POINT; THENCE RUN NORTH 88°57'07" WEST, A DISTANCE OF 290.00

FEET TO A POINT; THENCE RUN NORTH 01°02'53" EAST, A DISTANCE OF 150.30 FEET TO A POINT; THENCE RUN SOUTH 88°57'07" EAST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.  
Property Address: 7615 WEST DRIVE, WESLEY CHAPEL, FL 33544

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

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

Dated this 9 day of February, 2022.  
**ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC**  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \s\Ashley Bruneus  
Ashley Bruneus, Esquire  
Florida Bar No. 1017216  
Communication Email:  
ashbruneus@raslg.com  
18-150972 - CaB  
February 18, 25, 2022 22-00265P

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 51-22-CP-0023-W5  
Division J  
IN RE: ESTATE OF  
VICTOR JOHN ATTARD  
Deceased.**

The administration of the estate of Victor John Attard, 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 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 18, 2022.

**Personal Representative:**  
**Jessica Attard**  
6814 Ridge Top Drive  
New Port Richey, Florida 34655  
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 18, 25, 2022 22-00273P

FIRST INSERTION

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

Case No. 2018CA003978CAAXWS U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EMX3 Plaintiff, vs.

Daniel Vanwinkle a/k/a Daniel Van Winkle a/k/a Daniel W. Vanwinkle; United States of America, Department of the Treasury - Internal Revenue Service; Shadow Ridge Homeowners' Association, Inc. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other Parties claiming interest by, through, under or against the Estate of Daniel Vanwinkle a/k/a Daniel Van Winkle a/k/a Daniel W. Vanwinkle, Deceased

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,

Florida: LOT 272, SHADOW RIDGE, UNIT THREE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGES 136-137, 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 J Bennett Kitterman, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before March 21 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on February 14, 2022.

Nikki Alvarez-Sowles As Clerk of the Court By: Kelly Jeanne Symons As Deputy Clerk

J Bennett Kitterman, Esquire Brock & Scott, PLLC. 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 18-F03183

February 18, 25, 2022 22-00257P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2011CA002179CAAXWS WELLS FARGO BANK, NA DBA AMERICAS SERVICING COMPANY, Plaintiff, vs.

MICHAEL F. ROMANO A/K/A MICHAEL ROMANO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 11, 2021, and entered in 2011CA002179CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MICHAEL F. ROMANO A/K/A MICHAEL ROMANO and REGENCY PARK CIVIL ASSOCIATION, INC are the Defendant(s), Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 08, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 41, REGENCY PARK UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10226 GLEN MOOR LN, PORT RICHEY, FL 34668

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

dance with Florida Statutes, Section 45.031.

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

Dated this 14 day of February, 2022.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com

By: \S\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-060108 - CaB

February 18, 25, 2022 22-00266P

FIRST INSERTION

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

CASE NO. 2019CA004235CAAXWS WELLS FARGO BANK, N.A. Plaintiff, v.

LUIS N FRADERA-RIOS A/K/A LUIS N. FRADERA RIOS;

UNKNOWN SPOUSE OF LUIS N. FRADERA RIOS A/K/A LUIS N. FRADERA RIOS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA; LVV UTILITIES, INC; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 07, 2022, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 154, LAKEWOOD VILLAS, UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 54, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 6840 RUNNEL DR, NEW PORT RICHEY, FL 34653-2926

at public sale, to the highest and

best bidder, for cash, online at www.pasco.realforeclose.com, on March 10, 2022, beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 11th day of February, 2022.

eXL Legal, PLLC Designated Email Address: efilling@exllegal.com

12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000005750

February 18, 25, 2022 22-00260P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE: 21-CC-3444

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

UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL E COLE, DECEASED; AND UNKNOWN TENANT(S), Defendants.

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

Lot 22-A of TIMBER OAKS FAIRWAY VILLAS, CONDOMINIUM III, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 969 Page(s) 1020, et seq., and as it may be amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium. Property Address: 11310 Carriage Hill Drive, #1, Port Richey, FL 34668

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on March 10, 2022

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

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

By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff

E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217

February 18, 25, 2022 22-00264P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE: 21-CC-3449

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

ARTHUR V. WAGNER; UNKNOWN SPOUSE OF ARTHUR V. WAGNER; AND UNKNOWN TENANT(S), Defendants.

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

Lot 382, Unit 3 SAN CLEMENTE VILLAGE, according to the Plat thereof as recorded in Plat Book 13, Pages 17 and 18, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 10824 Hachita Drive, Port Richey, FL 34668

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on March 10, 2022

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

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

By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff

E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217

February 18, 25, 2022 22-00263P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No. 22-CC-000447-W5

SPECIALIZED PROPERTY MANAGEMENT GROUP, LLC, Plaintiff, v.

7014 OAKSHIRE DRIVE LAND TRUST, By: Viti Leve, LLC, as Trustee, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 5, 2022 entered by the Sixth Judicial Circuit in and for Pasco County, Florida in Case No. 22-CC-447 in which Specialized Property Management Group, LLC is the Plaintiff and 7014 Oakshire Drive Land Trust, By: Viti Leve, LLC, as Trustee is the Defendant.

The Clerk, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash online at www.pasco.realforeclose.com at 11:00 a.m. on March 3, 2022 the following described property as set forth in said Final Judgment, to wit:

Lot 445, Embassy Hills Unit Three, according to the Plat thereof recorded in Plat Book 11, Page 119 and 120 of the Public Records of Pasco County, Florida More commonly known as 7014 Oakshire Drive, Port Richey, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the 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 the sale shall be published as provided herein.

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

/s/ Jake C. Blanchard Jake C. Blanchard, Esq. Blanchard Law, PA 1501 Belcher Rd. S., Unit 6B Largo, FL 33771 Tel: 727-531-7068 jake@jakeblanchardlaw.com service@jakeblanchardlaw.com Fla. Bar No.: 0055438 Attorney for Plaintiff

February 18, 25, 2022 22-00276P

HOW TO PUBLISH YOUR

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

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Business Observer

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SARASOTA COUNTY: sarasotaclerk.com

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LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

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ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

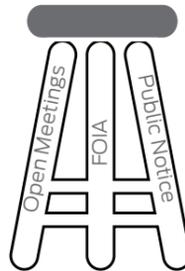
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Business Observer

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

## It's newspapers *and* newspaper websites vs government websites

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



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

### prevent government officials from hiding information

they would prefer the public not to see

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



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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

SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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:**  
**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

SECOND 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

SECOND 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 (Unknown Whereabouts)**  
**YOU ARE HEREBY NOTIFIED that an action for declaratory judgment relating 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 written 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. Petersburg, 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

SECOND 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 #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. 2019CA003588CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JPMorgan Chase Bank, National 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 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 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 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  
 19-321487 FCO1 CHE  
 February 11, 18, 2022 22-00214P

**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**

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

## SECOND 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, GRANTEES,  
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, BENE-  
FIICIARIES, DEVISEES, SURVIVING  
SPOUSE, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
AND ALL OTHER PARTIES CLAIM-  
ING AN INTEREST BY THROUGH  
UNDER OR AGAINST THE ESTATE  
OF WILLIAM M. TOOKE A/K/A WIL-  
LIAM 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 DE-  
SCRIBED LAND, SITUATE  
AND BEING IN THE COUNTY  
OF PASCO, STATE OF FLOR-  
IDA, 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 (AS-  
SUMED BEARING) ALONG  
THE NORTH BOUNDARY OF  
THE STATED SECTION 11,  
A DISTANCE OF 740.94 FEET  
FOR A POINT OF BEGIN-  
NING THENCE SOUTH A  
DISTANCE OF 341.37 FEET;  
THENCE NORTH 87 DE-

GREES 16 MINUTES, 36 SEC-  
ONDS 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 de-  
manded in the Complaint or petition.

\*\*See the Americans with Disabilities  
Act

If you are a person with a disability  
who needs accommodation to partici-  
pate in this proceeding, you are en-  
titled, 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 sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance is  
fewer than seven days. If you are hear-  
ing or voice impaired, call 711.

THESE ARE NOT COURT INFOR-  
MATION 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

## SECOND 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 Foreclo-  
sure dated January 06, 2022 entered in  
Civil Case No. 2020CA001872CAAX-  
WS of the Circuit Court of the 6TH Ju-  
dicial 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 REVO-  
CABLE TRUST DATED SEPTEMBER  
6, 2013, et al, are Defendants. The  
Clerk, NIKKI ALVAREZ-SOWLESS,  
ESQ., shall sell to the highest and  
best bidder for cash at Pasco County's  
On-Line Public Auction website:

www.pascoforeclose.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 Fore-  
closure, to-wit:

LOT 601, HOLIDAY LAKE ES-  
TATES, UNIT NINE, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 9 PAGES 132  
AND 133 OF THE PUBLIC RE-  
CORDS OF PASCO COUNTY,  
FLORIDA.

Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
Lis Pendens must file a claim before the  
clerk reports the surplus as unclaimed.  
The court, in its discretion, may en-  
large 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 im-  
paired. Contact should be initiated at  
least seven (7) days before the sched-  
uled 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 transpor-  
tation and cannot accommodate for this  
service. Persons with disabilities need-  
ing 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  
flservice@flwlaw.com  
04-092179-F00  
February 11, 18, 2022 22-00212P

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 OTHERS WHO MAY CLAIM  
AN INTEREST IN THE ESTATE OF  
DONALD R. MARTIN, et al.,  
Defendants.

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

## SECOND 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, GRANTEES,  
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, GRANTEES, 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.

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 VROU-  
TOS; 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

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 transpor-  
tation 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

## SECOND 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, GRANTEES 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,  
GRANTEES 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 Melisa 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

Melisa 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

## SECOND 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, GRANTEES,  
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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
 GENERAL JURISDICTION DIVISION  
**CASE NO. 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

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.: 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.

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

Dated this 4th day of February, 2022.  
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
 Attorney for Plaintiff  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 Telephone: 561-241-6901  
 Facsimile: 561-997-6909  
 Service Email: flmail@raslg.com  
 By: /s/ Ashley Bruneus  
 Ashley Bruneus, Esquire  
 Florida Bar No. 1017216  
 Communication Email:  
 ashbruneus@raslg.com  
 20-069194 - CaB  
 February 11, 18, 2022 22-00218P

SECOND 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

SECOND 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

TY, FLORIDA, including the buildings, appurtenances, and fixtures located thereon.  
 Property Address: 6939 Lassen Avenue, New Port Richey, FL 34655  
 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
 Dated this 8th day of February 2022  
 HOWARD LAW GROUP  
 4755 Technology Way, Suite 104  
 Boca Raton, FL 33431  
 Telephone: (954) 893-7874  
 Facsimile: (888) 235-0017  
 Designated Service E-Mail:  
 Pleadings@HowardLawFL.com  
 By: /s/ Matthew Klein  
 Matthew B. Klein, Esq.  
 Florida Bar No.: 73529  
 E-Mail: Matthew@HowardLaw.com  
 February 11, 18, 2022 22-00248P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
 GENERAL JURISDICTION DIVISION  
**CASE NO. 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

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

SECOND 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

SECOND INSERTION

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

## SECOND 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 34668 Telephone:  
(727) 848-3404  
Email: rebecca@delzercoulter.com  
February 11, 18, 2022 22-00220P

## SECOND 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

## SECOND 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 34668 Telephone:  
(727) 848-3404  
Email: info@delzercoulter.com  
February 11, 18, 2022 22-00221P

## SECOND 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 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.

**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

## SECOND 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

## SECOND 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.

Dated this 7th day of February, 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

## SECOND 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

## SECOND 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 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**  
**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

## SECOND 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 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:**  
**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

## SECOND 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

## THIRD 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 commanded 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  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2021-CP-000190-CPAXES  
IN RE: ESTATE OF  
JOANNE ELIZABETH WALKER  
Deceased.

The administration of the Estate of JOANNE ELIZABETH WALKER, Deceased, whose date of death was November 1, 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 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:**  
**JAROD GLEN**  
405-2885 Bayview Ave North  
York, ON M2K0A3  
Attorney for Personal Representative:  
JEFFREY A. EISEL, ESQUIRE  
FBN# 92365  
BASKIN EISEL RIGHTMYER,  
Attorneys at Law  
14020 Roosevelt Boulevard, Suite 808  
Clearwater, FL 33762  
Telephone: 727-572-4545  
Facsimile: 727-572-4646  
Primary Email: jeisel@baskineisel.com  
Secondary Email:  
kathleen@baskineisel.com  
Secondary Email:  
eservice@baskineisel.com  
February 11, 18, 2022 22-00219P