

PASCO COUNTY LEGAL NOTICES

**NOTICE OF PUBLIC SALE:**  
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/23/2022, 08:30 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.  
 A56S157830 1956 Chevy  
 1G6DF577390131276 2009 CADILLAC  
 2T1BURHE9FC426401 2015 TOYOTA  
 4T1BK3EK6AU103797 2010 TOYOTA  
 5J34C504580 1965 MERCURY  
 BNZ5A429C989 1989 BENTLEY  
 KMHWF25H45A164769 2005 HYUNDAI  
 April 8, 2022 22-00610P

**FIRST INSERTION**  
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THE JOINT CHIROPRACTIC located at 3194 REDEEMER WAY in the City of NEW PORT RICHEY, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 1st day of April, 2022.  
 SH CAPITAL GROUP, INC.  
 April 8, 2022 22-00617P

**FIRST INSERTION**  
 NOTICE OF SALE  
 Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM  
 06/06/22 Suncoast Speed INC 8136 Old County Road 54 New Port Richey, FL 34653  
 1971 CHEV 136671B199179  
 \$81,457.65  
 April 8, 2022 22-00609P

**FIRST INSERTION**  
 NOTICE OF PUBLIC SALE  
 The following personal property of JENNIFER LYNN STANTZ and DONALD E. HILL, will, on April 21, 2022, at 10:00 a.m., at 11517 State Road 52, Hudson, Pasco County, Florida 34669; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
 1999 PROW TRAVEL TRAILER, VIN: 1EC1H2625X1479421, TITLE NO.: 0093543156  
 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  
 April 8, 15, 2022 22-00626P

**FIRST INSERTION**  
 Notice is hereby given that BENJAMIN CLIFFORD PFLEGER, OWNER, desiring to engage in business under the fictitious name of GREEN MAN MOWING located at 7448 HOLLY LAKE LN., NEW PORT RICHEY, FLORIDA 34653 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.  
 April 8, 2022 22-00624P

**FIRST INSERTION**  
 Notice is hereby given that JACOB & SISTERS LLC, OWNER, desiring to engage in business under the fictitious name of HUFFN PUFF located at 4940 US HWY 19, 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.  
 April 8, 2022 22-00625P

**FIRST INSERTION**  
 FICTITIOUS NAME NOTICE  
 Notice is hereby given that JASON DANIEL BOHANNON, OWNER, desiring to engage in business under the fictitious name of DETAILED CUTS located at 3772 NIGHT STAR TRL, ODESSA, FLORIDA 33556 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.  
 April 8, 2022 22-00622P

**FIRST INSERTION**  
**Notice of Meeting of the Board of Supervisors of Highland Trails Community Development District**  
 Notice is hereby given that the Board of Supervisors (the "Board") of the Highland Trails Community Development District (the "District") will hold a meeting on Tuesday, April 19, 2022 at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.  
 Copies of the agenda will be available by emailing the District Manager at patricia@breezehome.com. The District Manager's office can be reached telephonically at (813) 564-7847.  
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.  
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.  
 Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
 Patricia Thibault  
 District Manager  
 April 8, 2022 22-00613P

**FIRST INSERTION**  
**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING**  
 Notice is hereby given that a workshop meeting of the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") will be held on Friday, April 22, 2022, at 6:00 p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558. The purpose of the meeting is to discuss the Fiscal Year 2023 Budget.  
 Copies of the agenda may be obtained from the District Manager, DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 741.  
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.  
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 741. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.  
 A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
 Long Lake Ranch Community Development District  
 Howard McGaffney, District Manager  
 (321) 263-0132, Ext. 741  
 April 8, 2022 22-00615P

**FIRST INSERTION**  
**Notice of Meeting of the Board of Supervisors of Mirada II Community Development District**  
 Notice is hereby given that the Board of Supervisors (the "Board") of the Mirada II Community Development District (the "District") will hold a meeting on Tuesday, April 19, 2022 at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.  
 Copies of the agenda will be available by emailing the District Manager at patricia@breezehome.com. The District Manager's office can be reached telephonically at (813) 564-7847.  
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.  
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.  
 Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
 Patricia Thibault  
 District Manager  
 April 8, 2022 22-00614P

**FIRST INSERTION**  
**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**  
 Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Ballantrae Community Development District (the "District") will commence at noon on Monday June 13, 2022 and close at noon on Friday June 17, 2022. Candidates may qualify\* for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33526 or in person at the following office locations:  
 East Pasco Government Center  
 14236 6th Street, Suite 200  
 Dade City, FL 33526  
 Telephone: (352) 521-4302  
 Central Pasco Professional Center  
 4111 Land O'Lakes Blvd., Room 105  
 Land O'Lakes, FL 34639  
 Telephone: (813) 929-2788  
 West Pasco Government Center  
 8731 Citizens Drive, Suite 110  
 New Port Richey, FL 34654  
 Telephone: (727) 847-8162  
 All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.  
 The District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.  
 \*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at https://www.pascovotes.gov/.  
 00107662.DOC  
 April 8, 2022 22-00612P

**FIRST INSERTION**  
 FICTITIOUS NAME NOTICE  
 Notice is hereby given that WESLEY VALDES D.O., P.A., OWNER, desiring to engage in business under the fictitious name of JOHANNA FUENTES-VALDES M.D. located at 2748 WINDGUARD CIR, # 102, 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.  
 April 8, 2022 22-00621P

**FIRST INSERTION**  
 FICTITIOUS NAME NOTICE  
 Notice is hereby given that MARIAH TOMMAI DECOURCEY, OWNER, desiring to engage in business under the fictitious name of OWN CLEAN located at 5052 SOUTH ROAD, 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.  
 April 8, 2022 22-00619P

**FIRST INSERTION**  
 NOTICE OF SHERIFF'S SALE  
 Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 4th day of February, 2022, in the cause wherein Iberia Bank, was Plaintiff, and Mehdi Yaghoubinejad; Unknown Spouse of Mehdi Yaghoubinejad; Unknown Tenant #1; Unknown Tenant #2, was Defendant, being case number 512013CA06060ES in said Court.  
 I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Mehdi Yaghoubinejad; Unknown Spouse of Mehdi Yaghoubinejad; Unknown Tenant #1; Unknown Tenant #2, in and to the following described property, to wit:  
 The real property located in Pasco County Florida with a street address of 5135 Collier Parkway, Land O Lakes, FL 34639 AKA 22811 Hale Road, Land O Lakes, FL 34639 A parcel in the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 26 South, Range 19 East, Pasco County Florida, described as follows: COMMENCE at the Southeast corner of the West 1/2 of the South 1/2 of the North 1/2 of said Section 7; THENCE North 89°53' 19" West, along the South Boundary thereof, 35.00 feet; THENCE North 00°23'52" East, 7.65 feet to the POINT OF BEGINNING; THENCE North 89°53' 19" West, 610.49 feet; THENCE North 00°22'44" East, parallel and 15.00 feet East of the West Boundary of the North 1/2 of the Southeast 1/4 of said Section 7, 186.93 feet; THENCE North 89°57'39" East, 195.24 feet; THENCE North 26°37'12" East, 151.05 feet, THENCE North 89°57'39" East, 213.04 feet to a point of curvature, THENCE along the arc of a curve to the right 212.31 feet, said curve having a radius of 134.51 feet, a delta angle of 90°26' 13", bearing South 44°49' 14" East, 190.95 feet; THENCE South 00°23'52" West, 188.00 feet to the POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH an easement for Ingress and Egress over and across the South 30.00 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 7, and together with ingress and egress from the county road (Hale Road) to the property.  
 I shall offer this property for sale "AS IS" on Tuesday May 3, 2022, or as soon thereafter as possible, at Civil Process Unit - East, 34609 State Road 52 Dade City, FL 33525 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.  
 CHRIS NOCCO, as Sheriff  
 Pasco County, Florida  
 By: Lt Leslie Strube, Deputy Sheriff  
 April 8, 15, 22, 29, 2022 22-00606P

**FIRST INSERTION**  
 NOTICE OF PUBLIC SALE  
 To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on April 25, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059**  
 Time: 09:30 AM  
 Sale to be held at www.storagetreasures.com.  
 0A138 - Larkin, Donna; 0B012 - darden, Valerie; 0B042 - Thompson, John; 0C017 - Miner, Blake; 0D020 - Bellville, Joseph; 0E026 - Goodwin, Teri; 0E053 - Bergeron, Dawn  
**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059**  
 Time: 09:45 AM  
 Sale to be held at www.storagetreasures.com.  
 1008 - Hartwell, Sarah; 1022 - levine, andrew; 1047 - Garren, Trisha; 1090 - Southard, Lauren; 1124 - Harvey, Bridgette; 1146 - Palasky, John; 1156 - Morton, Joseph; 1183 - taylor, justin; 1187 - Pippin, Chelsea; 2032 - Raymer, Kevin; 2084 - Bunkoff, Joelle; 2100 - ellzey, denise; 2131 - Cotman, Reginal; 2145 - edwards, Tawana; 2178 - Flack-Machuta, Marylynn; 3044 - Slaughter, Ada; 3088 - Moore, Robert; 3097 - Drexler, Monica; 3098 - Dudley, Antonio; 3148 - Rosquete, Carmen; 3196 - Maleski, Dianne; 3215 - hicks, Megan; 3291 - Markell, Erin; RV04 - neal, chris

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429**  
 Time: 10:00 AM  
 Sale to be held at www.storagetreasures.com.  
 B0002 - Lookabaugh, Kelli; C2018 - merrill, michael; E1127 - Tibbs, Heather; E1136 - Class A Electric LLC Lembo, Mario; E1183 - Long, Christopher; E2282 - Miano, Gary; E2330 - Miller, Maxwell

**PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578**  
 Time: 10:15 AM  
 Sale to be held at www.storagetreasures.com.  
 11057 - West, Ivan; 11067 - Foster, Keith; 11078 - Pople, Carissa; 11111 - Hernandez, Natalie Alexa; 11248 - Michaels, Dennis; 11262 - Rivera, Jose; 11267 - Rose, Tara; 11295 - jones, michael; 11297 - Dionne, Laurie; 11300 - BYRD, DANIELO; 12040 - Reil, Brian; 12067 - khounnorath, Kanoksy; 12124 - Gardner, Crystal; 12153 - Carrasquillo, Julio; 12218 - Jaquez, Lorie; 13013 - Swartz, Jason; 13024 - Witt, Robert; 13090 - Swartz, Jason; 13133 - Kirk, Lola; 13235 - thompson, ryan; 13297 - Dunn, Brandi; 13301 - Gayton, Dale; 13302 - Christensen, Jaime; 3033 - Dambroski, Paulette; 3077 - perrault, Shane; 3087 - Worsham, Larry; 3102 - Allison, Nicole; 3111 - Coley, Justin; 3316 - Ledsworch, Chanda; 3522 - Jackson, Deborah; 3535 - vasquez, Adrienne; 4028 - Bloom, Jamie; 4436 - boatright, james

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392**  
 Time: 10:30 AM  
 Sale to be held at www.storagetreasures.com.  
 1915 - Andriano, Mary Ann  
**PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911**  
 Time: 10:45 AM  
 Sale to be held at www.storagetreasures.com.  
 021 - Tzimas, Athanasios; 091 - Backus, Rob; 154 - Hatch, Mark; 155 - Hatch, Mark; 175 - soltes, Stephen; 184 - Trubey, Rachel; 199 - Atkinson, Michael; 248 - Atkinson, Michael; 381 - Algarin, Edwin; 449 - chambers, Rebecca; 609 - Wormuth, Sharon

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
 April 8, 15, 2022 22-00607P

**FIRST INSERTION**  
 FICTITIOUS NAME NOTICE  
 Notice is hereby given that FEI & ASSOCIATES, LLC, OWNER, desiring to engage in business under the fictitious name of FEI PARTNERS located at 2660 STONEWOOD PARK LOOP, LAND O LAKES, FLORIDA 34638 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.  
 April 8, 2022 22-00623P

**FIRST INSERTION**  
 FICTITIOUS NAME NOTICE  
 Notice is hereby given that MINIART FAMILY HOME DAYCARE, LLC, OWNER, desiring to engage in business under the fictitious name of MINIART CHILDCARE CENTER located at 1606 FIREWHEEL DR., WESLEY CHAPEL, FLORIDA 33543 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.  
 April 8, 2022 22-00620P

**FIRST INSERTION**  
 NOTICE UNDER FICTITIOUS NAME LAW  
 Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Randall's mobile welding & fabrication located at 2102 Saunders rd, in the City of Zephyrhills, Pasco, State of FL 33540, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated this 31 of March, 2022.  
 Randall Tucker  
 2102 Saunders rd  
 Zephyrhills, FL 33540  
 April 8, 2022 22-00618P

**FIRST INSERTION**  
 NOTICE OF PUBLIC SALE  
 United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on April 27th, 2022 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.  
 U-Stor, (United Pasco)  
 11214 US Hwy 19 North  
 Port Richey, FL 34668 at 10:00 AM  
 A834 A/C Edward Cipko  
 B175 Penelope Brianas  
 B363 & B365 Abraham, Janis & Jacobson, Ray  
 B389 John P. Dey  
 G3 A/C Edward Cipko  
 Immediately Following at  
 U-Stor Ridge Rd. 7215 Ridge Rd.  
 Port Richey, FL 34668  
 E6 Alisa Mckeehan  
 E7 Darlene Manuel  
 Immediately Following at  
 U-Stor Zephyrhills 36654 SR 54  
 Zephyrhills, FL 33541  
 G14 Jeffrey Salyers  
 I39 Jennifer Lee Repko  
 April 8, 15, 2022 22-00608P

**FIRST INSERTION**  
 FICTITIOUS NAME NOTICE  
 Notice is hereby given that JJ BUDDHA ENTERPRISES LLC, OWNER, desiring to engage in business under the fictitious name of BUDDHA LUV SMOKE SHOP located at 10610 DEVCO DR, 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.  
 April 8, 2022 22-00640P

**FIRST INSERTION**  
 NOTICE UNDER FICTITIOUS NAME LAW  
 Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Randall's mobile welding & fabrication located at 2102 Saunders rd, in the City of Zephyrhills, Pasco, State of FL 33540, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated this 31 of March, 2022.  
 Randall Tucker  
 2102 Saunders rd  
 Zephyrhills, FL 33540  
 April 8, 2022 22-00618P

**FIRST INSERTION**  
 NOTICE OF PUBLIC SALE  
 United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on April 27th, 2022 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.  
 U-Stor, (United Pasco)  
 11214 US Hwy 19 North  
 Port Richey, FL 34668 at 10:00 AM  
 A834 A/C Edward Cipko  
 B175 Penelope Brianas  
 B363 & B365 Abraham, Janis & Jacobson, Ray  
 B389 John P. Dey  
 G3 A/C Edward Cipko  
 Immediately Following at  
 U-Stor Ridge Rd. 7215 Ridge Rd.  
 Port Richey, FL 34668  
 E6 Alisa Mckeehan  
 E7 Darlene Manuel  
 Immediately Following at  
 U-Stor Zephyrhills 36654 SR 54  
 Zephyrhills, FL 33541  
 G14 Jeffrey Salyers  
 I39 Jennifer Lee Repko  
 April 8, 15, 2022 22-00608P



FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that WESLEY VALDES D.O., P.A., OWNER, desiring to engage in business under the fictitious name of JFV WELLNESS M.D. located at 2748 WINDGUARD CIR, 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.
April 8, 2022 22-00641P

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that WILLIAM FRANK ADAMS, OWNER, desiring to engage in business under the fictitious name of NORTRH BAY SOLUTIONS located at 3318 BARBOUR TRAIL, ODESSA, FLORIDA 33556 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.
April 8, 2022 22-00639P

FIRST INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on March 29, 2022, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line March 18, 2022, at 6:00am and ending March 29, 2022, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
Name Unit
Angelica Aldaco F017
Kim Dye E016
Regina Lockwood B010
April 8, 15, 2022 22-00637P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000208TDAXXX
NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, 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 #: 1700757
Year of Issuance: 06/01/2018
Description of Property: 26-24-21-0110-00100-0040 BLK 1 SUNY BRK ADD MB 4 PG 110 LOTS 4 ,5 & EXC PT OF LOT 4 AS PER RB 906 PG1306
Name(s) in which assessed: E C HARRIS GLORIA HARRIS
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00579P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000002TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 1706563
Year of Issuance: 06/01/2018
Description of Property: 27-26-17-0020-00200-0010 LYON COMPANYS SUB PB 2 PG 39 PORTION OF TRACTS 2 & 3 DESC AS COM AT SE CORNER OF SW1/4 TH NORTH ALG EAST BDY OF SW1/4 30.0 FT TH N89DEG33' 20"W 30.0 FT TO SE CORNER OF TRACT 1 TH N89DEG33' 20"W 597.21 FT TO SW CORNER OF TRACT 1 TH NORTH 480.0 FT FOR POB TH CONT NORTH 160.0 FT ALG EAST R/W OF OLD GUNN HWY TH S89DEG33' 20"E 297.22 FT TH SOUTH 160.0 FT TH N89DEG33' 20"W 297.21 FT TO POB LESS EXISTING STREETS & R/W OR 9332 PG 2490
Name(s) in which assessed: SYNERGY PHARMACEUTICALS LLC
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00586P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/26/2022, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
1C3BC2FG9BN580214 2011 CHRY 1FTRF17W23NB31475 2003 FORD JT8BH28F5V0093173 1997 LEXS
April 8, 2022 22-00611P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Nitro Fungus Games located at 6919 Sandra Dr in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of April, 2022.
Eludin Aquino
April 8, 2022 22-00616P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000210TDAXXX
NOTICE IS HEREBY GIVEN, That FIG FL18 LLC FCM AS CUSTODIAN FOR, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1706721
Year of Issuance: 06/01/2018
Description of Property: 13-24-16-0060-00000-0140 HILL-N-DALE UNREC LOT 14 AKA THE NORTH 60 FT OF SOUTH 480 FT OF WEST 140 FT OF LOT 6 BLOCK 4 GULF COAST ACRES UNIT 6 PB 4 PG 94 OR 3054 PG 1631
Name(s) in which assessed: ESTATE OF RUTHANN DALRYMPLE
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00581P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000141TDAXXX
NOTICE IS HEREBY GIVEN, That PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1706571
Year of Issuance: 06/01/2018
Description of Property: 29-26-17-0060-00000-0281 WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 PORTION OF LOT 28 DESC AS COM AT MOST WLY COR OF LOT 28 FOR POB TH CURVE LEFT RAD 234.50 FT CHD BRG N56DEG48'48"E 41.99 FT TH CONTINUE ALG NWLY BDY LINE N51DEG40'34"E 12.09 FT TH CURVE LEFT RAD 35.00 FT CHD BRG S02DEG46'57"W 21.09 FT TH S14DEG45'00"E 26.70 FT TH N71DEG58'16"W 53.00 FT TO POB OR 6275 PG 1741
Name(s) in which assessed: MAASER II LLP
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on April 21, 2022 at 10:00 am.
April 4, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
April 8, 2022 22-00588P

FIRST INSERTION

Notice of Application for Tax Deed 2020XX000220TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1409947
Year of Issuance: 06/01/2015
Description of Property: 34-25-16-0020-00300-00C0 BRANDYWINE CONDO 1 PB 19 PGS 52-54 UNIT C BUILDING 3 & COMMON ELEMENTS OR 9070 PG 2296
Name(s) in which assessed: DIANE MARIE PALLACE
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00575P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000211TDAXXX
NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, 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 #: 1706489
Year of Issuance: 06/01/2018
Description of Property: 29-25-17-0190-26900-0451 MOON LAKE ESTATES UNIT 19 PB 6 PG 149 LOT 45 BLOCK 269 OR 5685 PG 1956
Name(s) in which assessed: PHILIP SMITH IRENE C SMITH STEPHEN P SMITH
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com on May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00582P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000003TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 1702536
Year of Issuance: 06/01/2018
Description of Property: 23-26-21-0040-00A00-0240 SHADY OAKS MOBILE MODULAR ESTATES UNREC BLK A LOT 24 DESC AS COM AT CTR SEC TH E 1364.90 FT TO WLY R/W LN SR 39 TH N26DEG 33'30"W 1314.61 FT TH S63DEG 26'30"W 245.00 FT TH S26DEG 33'30"E 889.12 FT TH S17DEG 00'00"W 140.25 FT TH S43DEG 30'00"W 106.06 FT TH W 264.00 FT FOR POB TH CONT W 56.00 FT TH N 95.00 FT TH E 56.00 FT TH S 95.00 FT TO POB OR 6945 PG 657 & SUBJECT TO EASEMENT PER EJ OR 5309 PG 1029 OR 6945 PG 657 OR 6953 PG 1390
Name(s) in which assessed: ALTON WILLIAMS
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00587P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000204TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1707264
Year of Issuance: 06/01/2018
Description of Property: 33-24-16-0230-00G00-0220 VISTA DEL MAR UNIT TWO PB 6 PG 144 WEST 14 FT OF LOT 22 & LOT 23 BLOCK G OR 4495 PG 855 OR 8641 PG 372
Name(s) in which assessed: DIANA LEE JORAY ESTATE OF R P STENGEL & ET AL BARBARA JEAN ZORDAN DIANA LEE JORAY ROGER PAUL STENGEL ERNEST PAUL STENGEL
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00576P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000209TDAXXX
NOTICE IS HEREBY GIVEN, That MHF RETIREMENT TRUST, 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 #: 1705898
Year of Issuance: 06/01/2018
Description of Property: 15-25-17-0100-16800-0130 BLK 168 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 13, 14 OR 7893 PG 1019
Name(s) in which assessed: CREATIVE INVESTMENT SOLUTIONS LP
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00580P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000205TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1709513
Year of Issuance: 06/01/2018
Description of Property: 33-25-16-0140-00000-0010 THE PINES OF NEW PORT RICHEY PB 22 PG 32 LOT 1 OR 8360 PG 1062
Name(s) in which assessed: MELINDA K DIGNUM
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00577P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000212TDAXXX
NOTICE IS HEREBY GIVEN, That THOMAS L DAWSON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1309606
Year of Issuance: 06/01/2014
Description of Property: 33-25-16-0000-00300-0050 COM AT NW COR OF SEC 33 TH ALG WEST BDY OF SEC S00DG 19' 00"E 859.00 FT TH S89DG 59' 07"E 240.70 FT FOR POB TH CONT S89DG 59' 07"E 200.00 FT TH S00DG 17' 48"E 125.30 FT TH N89DG 50' 31"W 200.00 FT TH N00DG 17' 48"W 124.80 FT TO POB OR 1361 PG 1608
Name(s) in which assessed: CLAMOW 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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00583P

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 845405 from Lennar Homes, LLC, 4301 W Boy Scout Blvd, Suite 600, Tampa, FL 33607. Application received: 04/04/2022. Proposed activity: Minor System. Project name: Mirada Lagoon Villas. Project size: 28.82 acres Location: Section(s) 15 Township 25 South, Range 20 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No
The application is a modification of a previously approved project, which has an active ERP No.43028080.083
The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
April 8, 2022 22-00638P

FIRST INSERTION

NOTICE TO CREDITORS
RE:
JAMES TAYLOR, Deceased,
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled TAYLOR FAMILY LIVING TRUST DATED MAY 19, 1997 and Restated APRIL 11, 2003 and FEBRUARY 21, 2019.
The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is April 8, 2022.
TERESA ANN O'BRIEN Trustee
9325 N. Edison Ave., Tampa, FL 33612
April 8, 15, 2022 22-00601P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000207TDAXXX
NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1707425
Year of Issuance: 06/01/2018
Description of Property: 36-24-16-0060-00000-0230 PARKWOOD ACS UNIT 1 UNREC PLAT TRACT 23 DESC AS COM AT NE COR OF SEC 36 TH N89DG 17' 04"W 25.0 FT TH S00DG 58' 50"W 2250.0 FT FOR POB TH CONT S00DG 58' 50"W 100.0 FT TH N89DG 17' 04"W 175.0 FT TH N00DG 57' 50"E 100.0 FT TH S89DG 17' 04"E 175.0 FT TO POB OR 9491 PG 0367
Name(s) in which assessed: ROGER HENN
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00578P

FIRST INSERTION

Notice of Application for Tax Deed 2021XX000213TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 1702869
Year of Issuance: 06/01/2018
Description of Property: 33-25-20-0010-00000-1210 WILLIAMS DOUBLE BRANCH EST PB 12 PGS 106 TO 112 LOT 121 OR 4149 PG 1178 & OR 6001 PG 909
Name(s) in which assessed: ESTATE OF WADE J SAWYER
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00584P

FIRST INSERTION

Notice of Application for Tax Deed 2022XX000001TDAXXX
NOTICE IS HEREBY GIVEN, That DECQUITIES LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1404369
Year of Issuance: 06/01/2015
Description of Property: 19-24-18-0000-00100-0084 N1/2 OF NE1/4 OF SW1/4 OF NE1/4 OF NE1/4 OF SEC EXC WEST 10 FT THEREOF FOR RD OR 1346 PG 1524 OR 1617 PG 169 OR 1617 PG 170
Name(s) in which assessed: LAWRENCE M JOERGENSES BRENDA S JOERGENSES
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 May 12, 2022 at 10:00 am.
March 22, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
April 8, 15, 22, 29, 2022 22-00585P

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## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-2093  
IN RE: ESTATE OF  
DAVID BURRIS  
Deceased.

The administration of the estate of DAVID BURRIS, deceased, whose date of death was August 23, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525. 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: April 8, 2022.

## Personal Representative:

**AMANDA DAWN PITTS**

6417 Silver Oaks Dr.  
Zephyrhills, FL 33542

Attorney for Personal Representative:  
C.BLAKE HOLTZHOWER, ESQUIRE  
Attorney for Amanda Dawn Pitts,  
Petitioner

Florida Bar Number: 435487  
E-Mail: blake@chanellaw.com

Secondary E-Mail:  
service@chanellaw.com

April 8, 15, 2022 22-00599P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-22-CP-0210-WS  
Division I  
IN RE: ESTATE OF  
GLENN T. HICKERNELL  
Deceased.

The administration of the estate of Glenn T. Hickernell, deceased, whose date of death was December 30, 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 April 8, 2022.

## Personal Representative:

**Randall P. Hickernell**

826 Highlands Blvd.  
Palm Harbor, Florida 34684

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

April 8, 15, 2022 22-00600P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000118CPAXES  
IN RE: ESTATE OF  
DALE G. WINSTON  
Deceased.

The administration of the estate of DALE WINSTON, deceased, whose date of death was July 23, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave. Ste. 205, 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 April 8, 2022.

## Personal Representative:

**William Ditto**

8906 Marianna Court  
Burke, VA 22015

Attorney for Personal Representative:  
KYLE J. BELZ, ESQUIRE

Florida Bar Number: 112384  
955 E. Del Webb Blvd.

Suite 101B  
Sun City Center, FL 33573

Telephone: (813) 296-1296  
Fax: (813) 296-1297

E-Mail: kylebelz@belzlegal.com  
Secondary E-Mail:

paralegal@belzlegal.com  
April 8, 15, 2022 22-00598P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000541CPAXWS  
Division I  
IN RE: ESTATE OF  
GREGORY L. CARDINAL  
Deceased.

The administration of the estate of GREGORY L. CARDINAL, deceased, whose date of death was March 3, 2022, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 8, 2022.

## Personal Representative:

**JULIA WHITE CARDINAL**

573 Central Street  
Winchendon, Massachusetts 01475

Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.

Attorney  
Florida Bar Number: 0117285

SIEG & COLE, P.A.  
2945 Defuniak Street

Trinity, Florida 34655  
Telephone: (727) 842-2237

Fax: (727) 264-0610  
E-Mail: jenny@siegcolelaw.com

Secondary E-Mail:  
eservice@siegcolelaw.com  
April 8, 15, 2022 22-00604P

## 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. 2016CA000997  
U.S. BANK NATIONAL  
ASSOCIATION SUCCESSOR  
BY MERGER TO THE LEADER  
MORTGAGE COMPANY,  
Plaintiff, vs.  
DEBORAH L. HOFBAUER A/K/A  
DEBORAH HOFBAUER, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 07, 2019, and entered in 2016CA000997 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY is the Plaintiff and DEBORAH L. HOFBAUER A/K/A DEBORAH HOFBAUER; FLORIDA HOUSING FINANCE CORPORATION; SUNCOAST CREDIT UNION; and UNKNOWN TENANT # 1 IN POSSESSION OF THE PROPERTY N/K/A JESSIE HOFBAUER 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 April 26, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 329, PARK LAKE ESTATES, UNIT THREE, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 28 AND 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 4317 SWAL-LOWTAIL DR, NEW PORT RICHEY, FL 34653

April 8, 15, 2022 22-00634P

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: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 5 day of April, 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

19-404699 - CaB  
April 8, 15, 2022 22-00634P

## FIRST INSERTION

NOTICE TO CREDITORS  
RE:

**KENWARD L. CUMMINGS,**  
Deceased,

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

The above-named Decedent, established a Living Trust, entitled KENWARD & MARION CUMMINGS LIVING TRUST Dated JUNE 14, 1995.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or

demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is April 8, 2022.

## CHERYL D. SMITH, Trustee

6549 Block Church Rd.,  
Lockport, NY 14094

(716) 930-2828

April 8, 15, 2022 22-00602P

## FIRST INSERTION

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

CASE NO.: 2020CA000710CAAXES  
CITIMORTGAGE, INC.,  
Plaintiff, vs.

STEVEN DARYL KROFT A/K/A  
STEVEN KROFT A/K/A STEVEN  
D. KROFT; UNKNOWN SPOUSE  
OF STEVEN DARYL KROFT  
A/K/A STEVEN KROFT A/K/A  
STEVEN D; ANY AND ALL  
UNKNOWN PARTIES CLAIMING  
BY, THROUGH, UNDER AND  
AGAINST THE HEREIN NAMED  
INDIVIDUAL DEFENDANT(S)  
WHO ARE NOT KNOWN TO BE  
DEAD OR ALIVE, WHETHER  
SAID UNKNOWN PARTIES  
MAY CLAIM AN INTEREST AS  
SPOUSES, HEIRS, DEVISEES,  
GRANTEES, OR OTHER  
CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 31, 2022 in Civil Case No. 2020CA000710CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and STEVEN DARYL KROFT A/K/A STEVEN KROFT A/K/A STEVEN D. KROFT; UNKNOWN SPOUSE OF STEVEN DARYL KROFT A/K/A STEVEN KROFT A/K/A STEVEN D; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on June 1, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 83.00 FEET OF  
THE SOUTH 150.00 FEET OF

THE EAST 193.00 FEET OF  
TRACT 97, ZEPHYRHILLS COL-  
ONY COMPANY LANDS IN SEC-  
TION 9, TOWNSHIP 26 SOUTH,  
RANGE 21 EAST, AS RECORD-  
ED IN PLAT BOOK 1, PAGE 55,  
OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.

TOGETHER WITH A 1981  
MANA MOBILE HOME VIN #: 06118S6139.

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

## IMPORTANT

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

Dated this 4 day of April, 2022.

ALDRIDGE PITE, LLP  
Attorney for Plaintiff

1615 South Congress Avenue  
Suite 200

Delray Beach, FL 33445  
Telephone: 561-392-6391

Facsimile: 561-392-6965  
By: Digitally signed by

Zachary Ullman  
Date: 2022-04-04 12:35:54

Zachary Y. Ullman Esq  
FBN: 106751

Primary E-Mail:  
ServiceMail@aldridgepite.com

1454-548B  
April 8, 15, 2022 22-00589P

## FIRST INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000246CPAXES  
Division X  
IN RE: ESTATE OF  
NANCY LEE BOWERS  
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 NANCY LEE BOWERS, deceased, File Number 512022CP000246CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Court, 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was November 3, 2021; that the total value of the estate is \$25,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

SHERI L. BOWERS  
5535 Gallant Fox Court,  
Wesley Chapel, FL 33544

EDWARD L. BOWERS  
5535 Gallant Fox Court,  
Wesley Chapel, FL 33544

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 April 8, 2022.

## Personal Giving Notice:

**SHERI L. BOWERS**

5535 Gallant Fox Court  
Wesley Chapel, Florida 33544

Attorney for Personal Representative:  
Denise A. Welter, Esquire

Attorney for Personal Representative  
Florida Bar Number: 585769

Denise A. Welter, P.A.  
2521 Windguard Circle, Suite 101

Wesley Chapel, FL 33544  
Telephone: (813) 929-7300

E-Mail: daw@jowanna.com  
Secondary E-Mail:

service@jowanna.com  
April 8, 15, 2022 22-00605P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-000069-ES  
Division: Probate  
IN RE: ESTATE OF  
LORIANN PLUMLEY  
Deceased.

The administration of the estate of Loriann Plumley, deceased, whose date of death was December 11, 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.

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 April 8, 2022.

## Personal Representative:

**George Plumley III**

22843 Sterling Manor Loop  
Lutz, Florida 33549

Attorney for Personal Representative:  
Tanya Bell, Esq.

Florida Bar Number: 52924  
Phillip Saul, Esq.

Florida Bar Number: 1019114  
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  
psaul@belllawfirmflorida.com

amullins@belllawfirmflorida.com  
April 8, 15, 2022 22-00635P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000333PAXES  
IN RE: ESTATE OF  
ITALO THOMAS GIELLA  
Deceased.

The administration of the estate of ITALO THOMAS GIELLA, deceased, whose date of death was September 28, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division the address of which is West Pasco Judicial Center 7530 Little Road, 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 April 8, 2022.

## Personal Representative:

**Altha Theresa Edwards**

1811 Thornhill Road, #103  
Wesley Chapel, Florida 33544

Attorney for Personal Representative:  
Michelangelo Mortellaro, Esq.



## FIRST INSERTION

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2020-CA-001777  
EPPERSON SOUTH  
HOMEOWNERS' ASSOCIATION,  
INC.,  
Plaintiff, vs.  
AMANDA JENSEN, LLC, et al.,  
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated March 4, 2022, in Case No.: 2020-CA-001777, of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and AMANDA JENSEN, LLC and UNKNOWN PARTIES IN POSSESSION are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash online at <https://www.pasco.realforeclose.com>, in accordance with Section 45.031, Fla. Stat. at 11:00 a.m., on May 3, 2022, the following described property set forth in the Order of Final Judgment:

Lot 13, Block 10, Epperson Ranch South Phase 1, according to the plat thereof, as recorded in Plat Book 73, page(s) 122, of the Public Records of Pasco County,

Florida with street address of: 7740 Tuscan Bay Cir. Wesley Chapel, FL 33545.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED: April 1, 2022

By: /s/ Jennifer L. Davis  
JENNIFER L. DAVIS, ESQUIRE  
Florida Bar No.: 879681  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Park, FL 32789  
(407) 636-2549  
April 8, 15, 2022 22-00590P

## FIRST INSERTION

NOTICE OF ACTION  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO. 51-2021-CC-004406  
REGIONS BANK DBA REGIONS  
MORTGAGE SUCCESSOR BY  
MERGER TO UNION PLANTERS  
BANK, N.A.  
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES OR  
OTHER PERSONS CLAIMING BY  
THROUGH UNDER OR AGAINST  
JOAN MAGDALENE NEIDEL  
A/K/A JOAN M. NEIDEL, et al.,  
Defendants.

To the Defendants, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES OR OTHER PERSONS CLAIMING BY THROUGH UNDER OR AGAINST JOAN MAGDALENE NEIDEL A/K/A JOAN M. NEIDEL, MARIA HELENE ERFOURTH, RICHARD SHUE, KATRINA STUGH and all others whom it may concern: Last Known Address:

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES OR OTHER PERSONS CLAIMING BY THROUGH UNDER OR AGAINST JOAN MAGDALENE NEIDEL A/K/A JOAN M. NEIDEL, 4230 Richmere Drive, New Port Richey, FL 34652  
MARIA HELENE ERFOURTH, 2035 Erin Drive, Holiday, FL 34690  
RICHARD SHUE, 4230 Richmere Drive, New Port Richey, FL 34652  
KATRINA STUGH, 4230 Richmere Drive, New Port Richey, FL 34652

Current Address:  
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES OR OTHER PERSONS CLAIMING BY THROUGH UNDER OR AGAINST JOAN MAGDALENE NEIDEL A/K/A JOAN M. NEIDEL, c/o Eric Neidel, 2475 Crumb Road, Commerce Township, MI 48390  
MARIA HELENE ERFOURTH, 2035 Erin Drive, Holiday, FL 34690  
RICHARD SHUE, 4230 Richmere Drive, New Port Richey, FL 34652  
KATRINA STUGH, 4230 Richmere Drive, New Port Richey, FL 34652

You are hereby notified that an action to foreclose a mortgage lien on the following property in Pasco County, Florida:

Unit No. C of Building 3042 of Gardens of Beacon Square Condominium Number Three, a Condominium, according to The

Declaration of Condominium recorded in O.R. Book 539, Page 91, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 10, Page 82, Public Records of Pasco County, Florida, together with an undivided interest in the common elements appurtenant thereto.

has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Michael C. Caborn, Esquire, Windermere, Haines, Ward & Woodman, P.A., Plaintiffs attorney, whose address is 329 Park Avenue North, Second Floor, Winter Park, FL 32789, within 5/6/2022 30 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiffs' attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. See §49.09, Fla. Stat. This Notice of Action shall be published once during each week for two (2) consecutive weeks under §49.10(c), Fla. Stat.

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 on MAR 30 2022.

Nikki Alvarez-Sowles, Esq.,  
Clerk & Comptroller  
By: JR Sorrell  
As Deputy Clerk  
Michael C. Caborn, Esquire  
Windermere, Haines, Ward & Woodman, P.A.  
P.O. Box 880,  
Winter Park, FL 32790-0880  
April 8, 15, 2022 22-00597P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
PURSUANT TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.:

2019CA002553CAAXWS  
GSF MORTGAGE CORPORATION,  
Plaintiff, vs.  
WOODROW W. BRIDGES III;  
NANCY J. BRIDGES; et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 30, 2022 in Civil Case No. 2019CA002553CAAXWS, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, GSF MORTGAGE CORPORATION is the Plaintiff, and WOODROW W. BRIDGES III; NANCY J. BRIDGES; ARISTIDA HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendant.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) on May 3, 2022 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 5, ARISTIDA PHASE I,  
ACCORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 30, PAGE(S) 3  
THROUGH 9, 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.

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

Dated this 5 day of April, 2022.  
ALDRIDGE | PITE, LLP  
Attorney for Plaintiff  
1615 South Congress Avenue  
Suite 200  
Delray Beach, FL 33445  
Telephone: (844) 470-8804  
Facsimile: (561) 392-6965  
By: Digitally signed by Zachary Ullman  
Date: 2022-04-05 12:41:43  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1454-487B  
April 8, 15, 2022 22-00631P

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT CIVIL COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR PASCO  
COUNTY  
CIVIL DIVISION  
Case No. 2020-CA-000659  
Division J2

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

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

LOT 1282 BEACON WOODS  
VILLAGE 5-C, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
11, PAGE 130 AND 131, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.  
AND  
LOT 1282-A, BEACON WOODS  
VILLAGE 5-D, ACCORDING  
TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK  
14, PAGES 16 AND 17, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.

and commonly known as: 8806 MILL CREEK LANE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on May 31, 2022 at 11:00 A.M..

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

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

Dated this 31st day of March, 2022  
By: /s/ Jennifer M. Scott  
Jennifer M. Scott  
Attorney for Plaintiff  
Jennifer M. Scott  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
000100/2013780/w11  
April 8, 15, 2022 22-00592P

## FIRST INSERTION

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

CASE NO.  
2009CA012173CAAXES  
BANK OF AMERICA, N.A.,  
PLAINTIFF, VS.  
TROY C. GULLEDGE, ET AL.  
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 2, 2022 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on May 3, 2022, at 11:00 AM, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) for the following described property:

Lot 431 of the unrecorded Plat of LEISURE HILLS subdivision being further described as follows: The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of section 5, Township 24 South, Range 18 East, Pasco County Florida; less the Northern 25.0 feet thereof for road Right-of-Way purposes.  
TOGETHER WITH A 1980 MOBILE HOME BEARING VIN GDLCLF14493708B

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. The Court, in its discretion, may enlarge the time

of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: [eservice@tmppllc.com](mailto:eservice@tmppllc.com)  
By: Kyle Melanson, Esq.  
FBN 1017909  
Our Case #: 20-000783-FIH-CML  
April 8, 15, 2022 22-00596P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA.  
CASE No. 2016CA002451CAAXWS  
BANK OF AMERICA, N.A.,  
PLAINTIFF, VS.  
DAVID P. WASMUND , JR. A/K/A  
DAVID P. WASMUND , ET AL.  
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 15, 2017 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on May 3, 2022, at 11:00 AM, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) for the following described property:

Lot 24: The North 131 feet of the South 524 feet of the West 160.5 feet of Tract 6, in the Northwest 1/4 of Section 36, Township 26 South, Range 17 East, REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, Public Records of Pasco County, Florida, LESS the East 15 feet for Right-of-way. Lot 25: The West 160.5 feet, less the South 524 feet of Tract 6, in the Northwest 1/4 of Section 36, Township 26 South, Range 17 East, REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, Public Records of Pasco County, Florida. LESS the East 15 feet for right-of-way.

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

lis pendens must file a claim within sixty (60) days after the sale. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

Tromberg, Morris & Poulin, PLLC  
Attorney for Plaintiff  
1515 South Federal Highway, Suite 100  
Boca Raton, FL 33432  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: [eservice@tmppllc.com](mailto:eservice@tmppllc.com)  
By: Andrea Tromberg, Esq.  
FBN: 92622  
Our Case #: 16-000687-FST  
April 8, 15, 2022 22-00595P

## FIRST INSERTION

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

CASE NO.:  
2020CA002092CAAXWS  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING  
Plaintiff(s), vs.  
TRAVIS COOPER; et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 30, 2022 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 2nd day of May, 2022 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 138, Eastwood Acres Unit Four, according to the map or plat thereof as recorded in Plat Book 8, Page 137, of the Public Records of Pasco County, Florida.

Property address: 3445 Monticello Street, Holiday, FL 34690  
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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettllaw.net as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Padgett submitted,  
PADGETT LAW GROUP  
HEATHER GRIFFITHS, ESQ.  
Florida Bar # 91444  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettllaw.net](mailto:attorney@padgettllaw.net)  
TDP File No. 20-003832-1  
April 8, 15, 2022 22-00633P

## FIRST INSERTION

NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO  
COUNTY, FLORIDA  
CASE NO. 2021CA001893CAAXWS  
MIDFIRST BANK  
Plaintiff, v.

DEBBI DYER A/K/A DEBBI J.  
DYER; ROBERT D. BURNETT;  
UNKNOWN SPOUSE OF  
DEBBI DYER A/K/A DEBBI J.  
DYER; UNKNOWN TENANT  
1; UNKNOWN TENANT 2;  
PASCO COUNTY BOARD OF  
COUNTY COMMISSIONERS,  
COMMUNITY DEVELOPMENT  
DIVISION; PORTFOLIO  
RECOVERY ASSOCIATES, LLC;  
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 March 03, 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 7, BLOCK 3, RICHEY HEIGHTS SUBDIVISION, SAID LOT, BLOCK AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT THEREOF WHICH APPEARS OF RECORD IN PLAT BOOK 5, AT PAGE 133 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
a/k/a 4651 CHARLENE LN,

NEW PORT RICHEY, FL  
34652-5309  
at public sale, to the highest and best bidder, for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on May 02, 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 30th day of March, 2022.  
eXL Legal, PLLC  
Designated Email Address:  
[efiling@exllegal.com](mailto:efiling@exllegal.com)  
12425 28th Street North,  
Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
Isabel López Rivera  
FL Bar: 1015906  
1000006346  
April 8, 15, 2022 22-00591P

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

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

**Business  
Observer**



FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY  
**CASE NO. 51-2022-CA-000608 ES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RICHARD THOMAS SHERIDAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS, et al. Defendants.**

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RICHARD THOMAS SHERIDAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS  
 ADDRESS: UNKNOWN

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

TRACT 72, LESS AND EXCEPT THE EAST 25.00 FEET THEREOF AND LESS AND EXCEPT THE WEST 25.00 FEET OF THE EAST 50.00 FEET OF THE NORTH 50.00 FEET THEREOF, IN ZEPHYRHILLS COLONY COMPANY LANDS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. TOGETHER WITH THE RIGHT OF USE FOR INGRESS-EGRESS AND UTILITIES OVER THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3418, PAGE 571

THROUGH 573, INCLUSIVE, 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 McCalla Raymer Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 9, 2022, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Hillsborough/Pasco) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of this Court this 31st day of March, 2022.

(SEAL) Nikki Alvarez-Sowles, Esq. Clerk of the Court  
 By Kelly Jeanne Symons As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 E. Robinson St. Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: MRSservice@mccalla.com  
 6919676; 21-00408-1  
 April 8, 15, 2022 22-00593P

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. 2021CA000913CAAXWS PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED. et al. Defendant(s).**

TO: JOHN E MUSCHONG, and whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA LYNN MUSCHONG, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
 LOT 2092, REGENCY PARK,

UNIT FIFTEEN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 85 AND 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 5/2/22 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at County, Florida, this 30th day of March, 2022.

(SEAL) Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT  
 BY: Kelly Jeanne Symons DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 6409 Congress Ave., Suite 100  
 Boca Raton, FL 33487  
 PRIMARY EMAIL: mail@rasflaw.com  
 21-036645 22-00594P

FIRST INSERTION

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

**Case No. 2022CA000111 SPECIALIZED LOAN SERVICING LLC Plaintiff, vs. MEGAN GRIEDER A/K/A MEGAN L. GRIEDER A/K/A MEGAN GRIEDER-NYE, AS KNOWN HEIR OF JOHN GRIEDER, JR., DECEASED; UNKNOWN HEIRS, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JOHN GRIEDER, JR. DECEASED, et al. Defendants.**

TO: UNKNOWN HEIRS, DEVEISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JOHN GRIEDER, JR., DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:  
 LOT 98, TAHITIAN HOMES, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 7, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 3932 CARIOCA RD, HOLIDAY, FL 34691 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida

33601, (813) 229-0900, on or before May 9, 2022, (or 30 days from the first date of publication, whichever is later) 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.

AMERICANS WITH DISABILITY ACT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated April 5, 2022  
 CLERK OF THE COURT  
 Honorable Nikki Alvarez-Sowles, Esq.  
 P.O. Drawer 338  
 New Port Richey, Florida 34656-0338  
 (COURT SEAL) BY:  
 Kelly Jeanne Symons  
 Deputy Clerk

Jennifer M. Scott  
 Kass Shuler, P.A.,  
 plaintiffs attorney,  
 P.O. Box 800,  
 Tampa, Florida 33601,  
 (813) 229-0900  
 298100/217319/  
 April 8, 15, 2022 22-00627P

FIRST INSERTION

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

**CASE NO. 51-2022-CA-000608 ES PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RICHARD THOMAS SHERIDAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS, et al. Defendants.**

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF RICHARD THOMAS SHERIDAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANTS  
 ADDRESS: UNKNOWN

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

TRACT 72, LESS AND EXCEPT THE EAST 25.00 FEET THEREOF AND LESS AND EXCEPT THE WEST 25.00 FEET OF THE EAST 50.00 FEET OF THE NORTH 50.00 FEET THEREOF, IN ZEPHYRHILLS COLONY COMPANY LANDS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. TOGETHER WITH THE RIGHT OF USE FOR INGRESS-EGRESS AND UTILITIES OVER THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3418, PAGE 571 THROUGH

573, INCLUSIVE, 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 McCalla Raymer Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 9, 2022, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Hillsborough/Pasco) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of this Court this 5th day of April, 2022.  
 Nikki Alvarez-Sowles, Esq. Clerk of the Court  
 (SEAL) By Kelly Jeanne Symons As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 E. Robinson St. Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Email: MRSservice@mccalla.com  
 6919676  
 21-00408-1  
 April 8, 15, 2022 22-00628P

FIRST INSERTION

NOTICE OF DEFAULT AND FORECLOSURE SALE (AMENDED FOR SALE DATE ONLY) This Instrument Prepared By/

Returned to: Michael J Posner, Esq., HUD Foreclosure Commissioner Ward, Damon, Posner, Pheterson & Bleau  
 4420 Beacon Circle West Palm Beach, Florida 33407  
 HECM# 093-6649448  
 PCN:35-24-21-0020-00400-0080

WHEREAS, on March 20, 2009, a certain Mortgage was executed by Dorothy Mae Lawshe, an unmarried woman as Mortgagor in favor of Priority Mortgage Corporation which Mortgage was recorded April 3, 2009, in Official Records Book 8055, Page 347 in the Office of the Clerk of the Circuit Court for Pasco County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to Metlife Home Loans by Assignment recorded April 3, 2009 in Official Records Book 8055, Page 357, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded January 22, 2013 in Official Records Book 8816, Page 207, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded October 18, 2018 in Official Records Book 9804, Page 2328, in the Office of the Clerk of the Circuit Court for Pasco County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Marcia Fudge) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has died or abandoned the Property hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of December 3, 2021 is \$103,454.96 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Dorothy Mae Lawshe may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s) may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the unknown heirs and devisees of the Estate of Dorothy Mae Lawshe, deceased may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Estate of Dorothy Mae Lawshe, deceased may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable Rate Home Equity Conversion Second Mortgage recorded in April 3, 2009, in Official Records Book 8055, Page 359 of the Public Records of Pasco County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary; and

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 31, 2017 in Official Records Book 9581, Page 512 of the Public Records of Pasco County, Florida, notice is hereby given that on April 26, 2022 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Lot 8 and Lot 9, except the North 75 feet of Lot 9, Block 4, CARVER HEIGHTS SUBDIVISION, being in Section 35, Township 24 South, Range 21 East, according to the Plat thereof, recorded in Plat Book 4, Page 53, of the Public Records of Pasco County, Florida

More accurately described as follows:

Lot 8 and Lot 9, except the North 75 feet of Lot 9, Block 4, CARVER HEIGHTS SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 53, of the Public Records of Pasco County, Florida  
 Commonly known as: 38806 Old Sparkman Road, Dade City, Florida 33525

The sale will be held at 38806 Old Sparkman Road, Dade City, Florida 33525. The Secretary of Housing and Urban Development will bid \$103,454.96 plus interest from December 3, 2021 at a rate of \$9.46 per diem

(subject to increases applicable under the Note), plus all costs of this foreclosure and costs of an owner's policy of title insurance.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a

Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: March 18, 2022  
 HUD Foreclosure Commissioner  
 By: Michael J Posner, Esquire  
 Ward, Damon, Posner, Pheterson & Bleau  
 4420 Beacon Circle  
 West Palm Beach, Florida 33407  
 Tel: 561.842.3000/Fax: 561.842.3626  
 Direct: 561.594.1452  
 STATE OF FLORIDA  
 )  
 ) ss:  
 )

COUNTY OF PALM BEACH

Sworn to, subscribed and acknowledged before me this 18 day of March, 2022, by Michael J Posner, Esquire, of Ward, Damon, Posner, Pheterson & Bleau who is personally known to me.

Tatiana Hosken  
 Notary Public, State of Florida  
 My Commission Expires:  
 04/25/2025

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development  
 April 8, 15, 22, 2022 22-00630P



## OFFICIAL COURTHOUSE WEBSITES:

**MANATEE COUNTY:**  
manateeclerk.com

**SARASOTA COUNTY:**  
sarasotaclerk.com

**CHARLOTTE COUNTY:**  
charlotte.realforeclose.com

**LEE COUNTY:**  
leeclerk.org

**COLLIER COUNTY:**  
collierclerk.com

**HILLSBOROUGH COUNTY:**  
hillsclerk.com

**PASCO COUNTY:**  
pasco.realforeclose.com

**PINELLAS COUNTY:**  
pinellasclerk.org

**POLK COUNTY:**  
polkcountyclerk.net

**ORANGE COUNTY:**  
myorangeclerk.com

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

# Business Observer

FIRST INSERTION

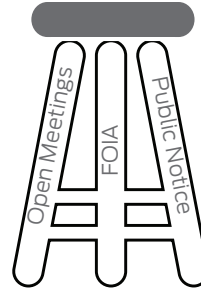
NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2022CA000014CAAXES  
VILLAGE CAPITAL &  
INVESTMENT, LLC  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF  
JOHN H. BARNETT, et al.,  
Defendants.  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN H. BARNETT  
Last Known Address: 40411 LONG-STREET AVE, ZEPHYRHILLS, FL 33540  
Current Residence Unknown  
UNKNOWN SPOUSE OF JOHN H. BARNETT  
Last Known Address: 40411 LONG-STREET AVE, ZEPHYRHILLS, FL 33540  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOTS 2, 3, 6, AND 7, BLOCK 3, TIER 5, TOWN OF RICHLAND, AS SHOWN ON THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED HEREIN AND WHICH IS INTENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH IT. SAID MOBILE HOME IS IDENTIFIED AS FOLLOWS: YEAR/MAKE(MANUFACTURER)/MODEL: 1998 / WOOD SERIAL/VIN NUMBER(S): 46610919KA AND 46610919KB COMMONLY KNOWN AS: 40411 Longstreet Avenue, Zephyrhills, FL 33540  
PARCEL NUMBER: 30-25-22-0010-00305-0020  
has been filed against you and you are required to serve a copy of your written 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 May 9, 2022, a 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
WITNESS my hand and the seal of this Court this 6th day of April, 2022.  
NIKKI ALVAREZ-SOWLES, ESQ  
As Clerk of the Court  
By JR Sorrell  
As Deputy Clerk  
De Cubas & Lewis, P.A.  
P.O. Box 771270  
Coral Springs, FL 33077  
21-00655  
April 8, 15, 2022 22-00632P

FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF SIXTH  
JUDICIAL CIRCUIT, IN AND FOR  
PASCO COUNTY, FLORIDA  
CASE NO.: 2022CA000385WS  
ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC.,  
Plaintiff, vs.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
CREDITORS, GRANTEES,  
TRUSTEES AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF JOACHIM HILTON,  
DECEASED, ET AL.,  
Defendant(s)  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOACHIM HILTON, DECEASED; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GISELA BELCHER, DECEASED; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LOTHAR BORNER, DECEASED; KEN BELCHER; TAMPA BAY GOLF AND TENNIS CLUB, HOMEOWNERS ASSOCIATION, INC. (CORPORATE 02/17/2022); DEER HOLLOW AT TAMPA BAY ASSOCIATION, INC. (CORPORATE 02/17/2022); UNKNOWN TENANT IN POSSESSION 1 and UNKNOWN TENANT IN POSSESSION 2, . You are required to serve a copy of your written defenses, if any, to the action on Mark W. Hernandez, Esq., Plaintiff's attorney, whose address is 255 S. Orange Ave., Ste. 900, Orlando, FL 32801, on or before 5/9/22, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.  
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: April 5, 2022  
NIKKI ALVAREZ-SOWLES  
As Clerk of the Court  
(SEAL) By: Kelly Jeanne Symons  
As Deputy Clerk  
Mark W. Hernandez, Esq.,  
Plaintiff's attorney,  
255 S. Orange Ave.,  
Ste. 900,  
Orlando, FL 32801  
Matter #: 145497  
April 8, 15, 2022 22-00629P

# 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**

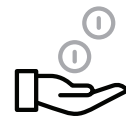


**Verifiability**



**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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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)



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

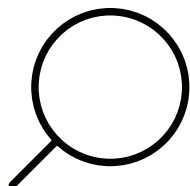


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

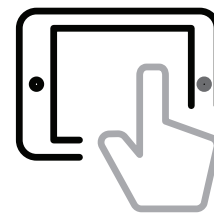
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



**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.**

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



SUBSEQUENT INSERTIONS

SECOND INSERTION

SALE NOTICE

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

21731 State Road 54 Lutz, FL 33549 813-948-0185	Inventory
Customer Name	Hsld gds/Furn
Chantelle Craig	Hsld gds/Furn
Pateh Mbowe	Hsld gds/Furn
Lisa Mazza	Hsld gds/Furn
James Bruce	Hsld gds/Furn
Chris Kirby	Hsld gds/Furn
James Suttmeier	Hsld gds/Furn
Glenda Hamilton	Hsld gds/Furn
Amy Benson	Hsld gds/Furn
Kimberley Peeler	Hsld gds/Furn
Mikle Gordon	Hsld gds/Furn

And, due notice having been given, to the owner of said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com), which will end on Monday, 4/25/2022 at 10:00 AM

April 1, 8, 2022 22-00549P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DONNA YOUNG LEGG and CONNIE JEAN PLATTS, will, on April 13, 2022, at 10:00 a.m., at 40703 Stewart Road, Lot #171, Dade City, Pasco County, Florida 33525; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 KROP TRAVEL TRAILER,  
VIN: 1K9PS38D7DGO10014,  
TITLE NO.: 0020412500  
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  
April 1, 8, 2022 22-00550W

NOTICE OF PUBLIC SALE:

The following personal property of Wendell John Tingler, and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Wendell John Tingler And All Parties Having or Claiming to Have Any Interest in the Property Herein Described will on the 7th day of April 2022, at 10:00 a.m., on property at 6607 Outer Drive, Lot #168, Port Richey, Pasco County, Florida 34668, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1981 Fiest Mobile Home  
VIN No.: FLFLIAA31322529  
Title No.: 0017966644  
And All Other Personal Property Therein  
PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
March 25; Apr. 1, 2022 22-00501P

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 22-DR-1330-WS  
Division: F

Regina L. Vinci,  
Petitioner, and  
Salvatore Vinci,  
Respondent,  
TO: Salvatore Vinci  
1325 Parrot Drive

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 Regina L. Vinci, whose address is 4306 Straits Lane New Port Richey, FL 34652 on or before 4/27/22, and file the original with the clerk of this Court at 7530 Little Rd New Port Richey, FL 34652 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:

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.

Dated: 3-17-22  
CLERK OF THE CIRCUIT COURT  
By:  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022 22-00513P

THIRD INSERTION

Notice of Application for Tax Deed

2021XX000186TDAXXX  
NOTICE IS HEREBY GIVEN,  
That THOMAS LLOYD IV, 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 #: 1604518  
Year of Issuance: 06/01/2017  
Description of Property:  
18-26-16-0020-00300-0131  
HORSEY PARK PB 3 PG 3 S 28  
FT OF LOTS 13 & 14 BLOCK 3  
OR 8861 PG 3311

Name(s) in which assessed:  
JUANA LOPEZ GOMEZ  
SERGIO GOMEZ  
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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022 22-00475P

THIRD INSERTION

Notice of Application for Tax Deed

2021XX000196TDAXXX  
NOTICE IS HEREBY GIVEN,  
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1705597  
Year of Issuance: 06/01/2018  
Description of Property:  
08-25-17-055B-05900-00A0  
PARADISE POINT WEST  
GROUP 2 PB 12 PG 40 APT A  
BLDG 59 & COMMON ELEMENTS A/K/A POINTE WEST  
CONDOMINIUM PER OR 4162  
PG 1282 OR 9566 PG 1128

Name(s) in which assessed:  
PEGGY LEE JACKSON  
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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022 22-00482P

SECOND INSERTION

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

CASE NO. 2021CA001906CAAXWS  
FREEDOM MORTGAGE CORPORATION,  
Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN CAIN, DECEASED et. al.

Defendant(s),  
TO: SCOTT EDWARD CAIN, and whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN CAIN, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 1063, BEACON WOODS VILLAGE 5-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 89, OF THE PUBLIC

THIRD INSERTION

Notice of Application for Tax Deed

2021XX000194TDAXXX  
NOTICE IS HEREBY GIVEN,  
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1708440  
Year of Issuance: 06/01/2018  
Description of Property:  
15-25-16-054A-00000-3890  
REGENCY PARK UNIT 1 PB 11  
PGS 58-59 LOT 389 OR 3389 PG 146

Name(s) in which assessed:  
GERALD A HAWTHORNE  
BARBARA A HAWTHORNE  
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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022 22-00481P

THIRD INSERTION

Notice of Application for Tax Deed

2021XX000181TDAXXX  
NOTICE IS HEREBY GIVEN,  
That FCAP AS CUSTODIAN FOR FTCPIMT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1707100  
Year of Issuance: 06/01/2018  
Description of Property:  
28-24-16-0110-00600-003B  
PLAT OF HUDSON PB 1 PG 40  
WEST 89 FT OF SOUTH 150 FT  
OF LOT 3 BLOCK 6 & NORTH  
270 FT OF LOT 3 BLOCK 6 OR  
7169 PG 775 OR 7328 PG 888

Name(s) in which assessed:  
DEBRA ANN GOFF  
RICHARD A GOFF  
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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022 22-00472P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 512022-CP-000106CPAXES  
Division A  
IN RE: ESTATE OF DONALD A. FISCHER, JR.  
Deceased.

The administration of the estate of DONALD A. FISCHER, JR., deceased, whose date of death was September 19, 2020, 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. 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 April 1, 2022.

Personal Representative:  
JESSICA FISCHER  
34 Innis Avenue  
Lake Konkonkoma, New York 11779  
Attorney for Personal Representative:  
Denise A. Welter, Esquire  
Attorney for Personal Representative  
Florida Bar No. 313191  
Denise A. Welter, P.A.  
2521 Windguard Circle, Suite 101  
Wesley Chapel, FL 33544  
Telephone: (813) 929-7300  
E-Mail: [daw@jowanna.com](mailto:daw@jowanna.com)  
Secondary E-Mail:  
[service@jowanna.com](mailto:service@jowanna.com)  
April 1, 8, 2022 22-00569P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-22-CP-0324-WS  
Division I  
IN RE: ESTATE OF GERMAN RIOS JR  
a/k/a GERMAN RIOS  
Deceased.

The administration of the estate of GERMAN RIOS JR a/k/a GERMAN RIOS, deceased, whose date of death was August 24, 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 April 1, 2022.

Personal Representative:  
LEROY A. POOLE III  
4206 Richmere Dr.  
New Port Richey, Florida 34652  
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](mailto:peytonlaw@yahoo.com)  
Secondary E-Mail:  
[peytonlaw2@gmail.com](mailto:peytonlaw2@gmail.com)  
April 1, 8, 2022 22-00567P

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-2022-CP-000044-WS  
IN RE: ESTATE OF LLOYD DENNIS  
Deceased.

The administration of the ESTATE OF LLOYD DENNIS, Deceased, whose date of death was August 17, 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 34656-0338. 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 April 1, 2022.

Personal Representative:  
DONALD L. DENNIS  
10811 Alsip Street  
New Port Richey, Florida 34654  
Attorney for Personal Representative:  
JOHN SCHAEFER, ESQ.  
Florida Bar No. 313191  
Schaefer, Wirth & Wirth  
650 Main Street  
Safety Harbor, Florida 34695  
Tel: (727) 345-4007  
Fax: (727) 345-3942  
E-Mail: [swlaw@gte.net](mailto:swlaw@gte.net)  
April 1, 8, 2022 22-00568P

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
File No. 51-22-CP-532-WS  
Division J  
IN RE: ESTATE OF GLORIA KOGEL  
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 Gloria Kogel, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was February 16, 2022; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Michael Kogel  
11729 Newell Drive  
Port Richey, FL 34668  
Lisa K. Crossley  
4153 Thornwall Drive  
Marietta, GA 30062

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 April 1, 2022.

Personal Giving Notice:  
Michael Kogel  
11729 Newell Drive  
Port Richey, Florida 34668  
Attorney for Person Giving Notice:  
David A. Hook, Esq.  
E-mail Addresses: [courtsservice@elderlawcenter.com](mailto:courtsservice@elderlawcenter.com), [samantha@elderlawcenter.com](mailto:samantha@elderlawcenter.com)  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
April 1, 8, 2022 22-00571P

OFFICIAL  
COURTHOUSE  
WEBSITES:

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

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

Business  
Observer  
LV10256

HOW TO PUBLISH  
YOUR  
LEGAL NOTICE  
IN THE  
BUSINESS OBSERVER

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

OR E-MAIL:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business  
Observer



**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000189TDAXXX

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

Certificate #: 1700978  
Year of Issuance: 06/01/2018

Description of Property:  
33-24-21-0040-00B00-0040  
SUWANNEE PARK PB 3 PG 18  
WEST 15 FT OF LOT 3; LOT 4 & EAST 1/2 OF LOT 5 BLOCK B OR 9549 PG 3760

Name(s) in which assessed:  
PDL RAPID GROWTH INVESTMENTS LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00477P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000192TDAXXX

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

Certificate #: 1710327  
Year of Issuance: 06/01/2018

Description of Property:  
09-26-16-052A-00000-0750  
THE MEADOWS PB 14 PG 112  
LOT 75 OR 4503 PG 15

Name(s) in which assessed:  
OSMAN PRACIC  
ELVEDINA PRACIC

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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00479P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000175TDAXXX

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

Certificate #: 1711408  
Year of Issuance: 06/01/2018

Description of Property:  
30-26-16-0010-04600-0130  
TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 SOUTH 82.00 FT OF NORTH 379.60 FT OF EAST 1/2 OF EAST 1/2 OF TRACT 46 EXC WEST 15.00 FT FOR ROAD R/W OR 9123 PG 3586

Name(s) in which assessed:  
JOSEPH A CORSO

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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00469P

**SECOND INSERTION**

Affordable Secure Storage - Hudson Public Notice  
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000185TDAXXX

NOTICE IS HEREBY GIVEN, That GEORGE BAKER JR, 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 #: 1609806  
Year of Issuance: 06/01/2017

Description of Property:  
26-23-21-0000-01000-0010  
COM 480 FT N OF SW COR OF SW 1/4 OF NW1/4 OF NE1/4 TH N 60 FT E 457 FT FOR POB TH E 210 FT S 60 FT W 210 FT N 60 FT TO POB RB 1025 PG 1299

Name(s) in which assessed:  
BENNIE HODO

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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00476P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000197TDAXXX

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

Certificate #: 1702069  
Year of Issuance: 06/01/2018

Description of Property:  
13-26-21-0140-00000-1180  
MEADOWOOD ESTATES PB 15 PG 106 LOT 118 OR 3199 PG 430

Name(s) in which assessed:  
RUBY FRANCES ROGERS LIV TRUST

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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00483P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000177TDAXXX

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

Certificate #: 1705346  
Year of Issuance: 06/01/2018

Description of Property:  
32-24-17-0010-00000-0050  
SHADY OAKS RANCHES UNREC PLAT W 1/2 OF THE FOLLOWING TR 5 DSCB AS COM NE COR SEC TH S00 DG 02MIN 15"W 2673.71FT TH S89DG 58MIN 25"W 1325 FT FOR POB TH S89DG 58MIN 25"W 330 FT TH N00DG 02MIN 15"E 659.06FT TH N89DG 48MIN 45"E 330 FT TH S00DG 02MIN 15"W 659.99FT TO POB OR 1148 PG 996

Name(s) in which assessed:  
ESTATE OF DIANE L DORETY

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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00470P

**SECOND INSERTION**

or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

A02 : Joseph Hemmy  
E12 : Skerritt Robinson Jr.

**SALE NOTICE**  
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE [www.storage-treasures.com](http://www.storage-treasures.com) ON APRIL 16TH , 2022 AT OR AFTER: 11:00 AM.EST.  
April 1, 8, 2022 22-00562P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000182TDAXXX

NOTICE IS HEREBY GIVEN, That CAROL A OR ROGER A RASHID, 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 #: 1705652  
Year of Issuance: 06/01/2018

Description of Property:  
09-25-17-0010-00L00-0720  
MOON LAKE ESTATES UNIT ONE PB 4 PGS 72 & 73 LOTS 68-72 INCL BLOCK L OR 8316 PG 122

Name(s) in which assessed:  
TARPON IV LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00473P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000198TDAXXX

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

Certificate #: 1708400  
Year of Issuance: 06/01/2018

Description of Property:  
15-25-16-0260-00000-0580  
PALM TERRACE ESTATES UNIT 2 PB 9 PG 39 LOT 58 OR 8984 PG 1203

Name(s) in which assessed:  
ROBERT FRANK

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 April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00484P

**THIRD INSERTION**

Notice of Application for Tax Deed 2021XX000086TDAXXX

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

Certificate #: 1707880  
Year of Issuance: 06/01/2018

Description of Property:  
10-25-16-0260-00000-0220  
BAYONET POINT HEIGHTS UNREC PARCEL 22 DESC AS EAST 50.00 FT OF WEST 150.00 FT OF N1/2 OF TRACT 20 PORT RICHEY COMPANY LANDS PB 1 PG 61 OR 7736 PGS 1430-1431

Name(s) in which assessed:  
ESTATE OF DEBORA A GUARDIANO

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 28, 2022 at 10:00 am.

March 08, 2022  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Susannah Hennessy  
Deputy Clerk  
Mar. 25; Apr. 1, 8, 15, 2022  
22-00467P

**SECOND INSERTION**

Notice of Sale Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999  
Sale Date April 22, 2022 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309  
V12902 1995 Maxum FL2285JY Hull ID#: BL2A93MJE595 in/outboard pleasure gas fiberglass L 34ft R/O Kasandra Dean Moore Lienor: American Marina 4800 Ebbtide Ln Pt Richey  
Licensed Auctioneers FLAB422 FLAU765 & 1911  
April 1, 8, 2022 22-00564P

**SECOND INSERTION**

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

**File No. 512022CP000356CPAXES IN RE: ESTATE OF PHILLIP CHARLES GORDON, Deceased.**

The administration of the estate of Phillip Charles Gordon, deceased, whose date of death was December 29, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 346560338. 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 April 1, 2022.

**Personal Representative:**  
**Kathlin M. Gordon**  
1416 Dunstan Lane  
Virginia Beach, VA 23455  
Attorney for Personal Representative:  
/S/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 34436 0952  
(352) 726 5444  
April 1, 8, 2022 22-00542P

**SECOND INSERTION**

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

**File No. 51-2022CP463ES IN RE: ESTATE OF MARK MAGONE, aka MARK J. MAGONE Deceased.**

The administration of the estate of MARK MAGONE, also known as MARK J. MAGONE, deceased, whose date of death was January 23, 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: April 1, 2022.

Signed on this 7th day of March, 2022.

**LAURA M. MAGONE**  
**Personal Representative**  
1006 Fourth Street  
Monongahela, PA 15063  
Wayne R. Coulter  
Attorney for Personal Representative  
Florida Bar No. 114585  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: 727-848-3404  
Email: info@delzercoulter.com  
April 1, 8, 2022 22-00538P

**SECOND INSERTION**

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

**CASE NO. 2022CA000573CAAXWS SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORETTA C. MAXWELL, DECEASED. et al. Defendant(s).**

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

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

LOT 95, ORANGEWOOD VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 7, PAGE 145.

**INVITATION TO BID**

**Donica Receivership Services LLC, located at 238 East Davis Blvd., Suite 209, Tampa, Florida 33606, hereby issues Public Notice of its intention to receive Bids for the permanent closure of the Old Gyp Stack - South (OGS-S) Compartment within the Piney Point Phosphogypsum Stack System, Palmetto, Florida.**

**Receiver Solicitation Number 2022 - 01**  
**Site Location: 13500 Scale Avenue, Palmetto, Florida 34221**  
**Geo Coordinates:**  
**27° 38' 6.5" N, 82° 32' 4.7" W (approximate)**

**A mandatory pre-bid meeting will be held on Friday April 15, 2022, 10:00 AM (EDT) at the site location or via video conference (Details to be provided).**

**BID DUE: FRIDAY APRIL 29, 2022, NOT LATER THAN 4:30 PM (EDT)**

**This is an Invitation to Bid to select a Contractor(s) to close the Old Gyp Stack - South within the Piney Point Phosphates Phosphogypsum Stack System. The Contractor(s) shall provide these services for Herbert R. Donica, the Court Appointed Receiver, for the property on a lump sum or a time and materials not-to-exceed basis.**

Bid Packages will be available for distribution at the pre-bid Meeting, and on Thursday April 14, 2022, after 11:00 AM (EDT) from the Receiver's website. All Bidders are required to register at the website to receive the bid package. The website address is:  
<https://www.pineypointreceivership.com/>

Donica Receivership Services, LLC requests Bids from responsible vendors with demonstrable experience in phosphogypsum stack closure construction to meet its upcoming needs. A brief description of the procurement is provided for Bidders' convenience; detailed information and requirements will be included in the Bid Package. If you are interested and able to meet these requirements, Donica Receivership Services, LLC welcomes a Bid from your company.

Brief Description:  
The Piney Point Phosphogypsum Stack System (the "Stack System") is located in Manatee County, Florida. The Stack System currently has four partially closed phosphogypsum compartments. Phosphogypsum is a by-product of fertilizer production. On August 25, 2021, the Manatee Circuit Court entered an order appointing Herbert R. Donica as a Receiver to take control of the Stack System and oversee its final closure. The purpose of the Receivership is to remove the pond water inventory, maintain, repair, and permanently close the Stack System so that it is no longer a threat to public safety and the environment. This procurement is for the closure of one of the four former phosphogypsum stack compartments, the Old Gyp Stack - South (the "OGS-S"). The OGS-S has an area of approximately 24 acres and does not currently hold standing water, except any accumulated rainfall. The OGS-S compartment was partially closed (i.e., lined with HDPE liner) and used to store marine

sediments generated by the dredge operations, and does not contain phosphate industry related process water.

The permanent closure of the OGS-S compartment will involve the following main tasks but not limited to:

- (i) installation of a high-strength woven geotextile over a portion of the pond that has soft marine sediments (approximately 14 acres);
- (ii) placement of a layer of clean sand (to be provided by the Receiver), approximately 3 to 6 feet in thickness, to act as a surcharge and to provide a stable base for light construction equipment traffic;
- (iii) installation of a consolidation water collection drain system within the sand layer;
- (iv) installation of a gas venting system on top of the sand layer;
- (v) placement of a sand or gypsum layer (approximately 1 foot thick) on top of the 10-acre area of the compartment that is filled with coarse dredge materials;
- (vi) installation of a 60-mil high-density polyethylene (HDPE) geomembrane (i.e., liner) over the entire pond;
- (vii) placement of a minimum of 24" of compacted clean soil cover (to be provided by the Receiver) on top of the HDPE Liner;
- (viii) installation of a stormwater control system (comprised of a sand drain, a control structure and a broad-crested weir with erosion protection cut in the gypsum perimeter dike);
- (ix) Pipe penetrations through the existing gypsum perimeter dike for the drain and stormwater system to discharge water outside of the pond;
- (x) grassing; and;
- (xi) any other related tasks as shown in the design Drawings and Engineering Specifications to support complete closure of the OGS-S pond to meet the Florida Department of Environmental Protection's approved Conceptual Closure Plan and the closure requirements of Rule 62-673, Fla. Admin. Code.

Projected starting and ending dates will be disclosed in the Bid Package.

Please read the entire Bid Package and submit a Bid for evaluation in accordance with the instructions. All forms and signature areas contained in the Bid Package must be completed in full and submitted along with the proposal, which will constitute the Bid. Inexperienced Contractors and Bids that do not conform to the Bid Package forms and bid requirements may not be considered.

All Dates/Times are UTC/GMT -4:00 hours (Eastern Daylight Time), Palmetto, Florida, USA.

The Receiver reserves the right to reject any and all Bids, to waive irregularities, if any, and to accept the Bid, which in the judgment of the Receiver, is determined to be in its best interest.

Dated at Tampa, Florida this 1st day of April 2022.

**HERBERT R. DONICA, RECEIVER**  
238 East Davis Boulevard, Suite 209  
Tampa, FL 33606  
Telephone: (813) 878-9790  
Facsimile: (813) 878-9746  
e-mail: herb@PineyPoint.org  
By: /s/ Herbert R. Donica  
**HERBERT R. DONICA, RECEIVER**  
April 1, 8, 2022 22-00563P



## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000184TDAXXX  
**NOTICE IS HEREBY GIVEN,**  
 That THOMAS LOYD IV, 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 #: 1604520  
 Year of Issuance: 06/01/2017  
 Description of Property:  
 18-26-16-0020-00300-0341  
 HORSEY PARK PB 3 PG 3 LOTS  
 36-37 BLOCK 3 OR 9220 PG 1815  
 Name(s) in which assessed:  
 PEGGY LAND TRUST  
 CAROLE COX 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 April 28, 2022 at 10:00 am.  
 March 08, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00474P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000193TDAXXX  
**NOTICE IS HEREBY GIVEN,**  
 That TLGfy LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1706734  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 14-24-16-002A-00000-0360  
 SEA PINES UNIT 5 UNREC  
 PLAT LOT 36  
 Name(s) in which assessed:  
 EILEEN MAXIM  
 JOHN M TINE JR  
 JOSPEH M TINE  
 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 April 28, 2022 at 10:00 am.  
 March 08, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00480P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000093TDAXXX  
**NOTICE IS HEREBY GIVEN,**  
 That TLKK LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1700259  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 24-23-21-0070-00200-0040  
 SUB W1/2 TR 10 PB 2 PG 36  
 LOTS 4 5 & 6 BLOCK 2 OR 5964  
 PG 94  
 Name(s) in which assessed:  
 JUAN J CASTILLO  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on April 28, 2022 at 10:00 am.  
 March 08, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00468P

## THIRD INSERTION

**NOTICE**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No.: 22-GA-000021  
**IN RE: GUARDIANSHIP OF  
 BREN ANTHONY SLEETER,  
 A minor child.**  
 The Guardian of the Property for the Ward, pursuant to Florida Statute 744.631, intends to make application for Authority to Act related to selling the property located at 7601 Merchantville Circle, Zephyrhills, FL 33540. Judge James R. Stearns, Section A, of the Sixth Judicial Circuit Probate Division, will call up this matter on April 26th, 2022 at 10:30am.  
 This notice will be published on March 25; April 1, 8, 15, 2022.  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00525P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000190TDAXXX  
**NOTICE IS HEREBY GIVEN,**  
 That TLGfy LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1708235  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 12-25-16-0090-09600-0040  
 GRIFFIN PARK PB 2 PGS 78-78A  
 LOT 4 BLOCK 96 OR 2008 PG 1858  
 Name(s) in which assessed:  
 KAYE-ANN WEBBER  
 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 April 28, 2022 at 10:00 am.  
 March 08, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00478P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000200TDAXXX  
**NOTICE IS HEREBY GIVEN,**  
 That TLGfy LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1703129  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 17-26-20-002C-00A00-9080  
 SADDLEBROOK CONDO 3  
 CLUSTER 9 CB 1 PG 10-15  
 BLDG A UNITS 908 & 910 &  
 COMMON ELEMENTS OR 6395  
 PG 57  
 Name(s) in which assessed:  
 MONICA DUNCAN  
 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 April 28, 2022 at 10:00 am.  
 March 08, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00485P

## THIRD INSERTION

Notice of Application for Tax Deed 2021XX000179TDAXXX  
**NOTICE IS HEREBY GIVEN,**  
 That FCAP AS CUSTODIAN FOR FTFCFIMT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1709571  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 33-25-16-077A-00000-3010  
 HILLDALE UNIT 3 PB 12 PG  
 66 LOT 301 OR 8206 PG 51  
 Name(s) in which assessed:  
 GARY W ROBINSON  
 LARRY ROBINSON  
 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 April 28, 2022 at 10:00 am.  
 March 08, 2022  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Susannah Hennessy  
 Deputy Clerk  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00471P

## THIRD INSERTION

**NOTICE**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
 File No.: 22-GA-000020  
**IN RE: GUARDIANSHIP OF  
 SHELBY LYNN SLEETER,  
 A minor child.**  
 The Guardian of the Property for the Ward, pursuant to Florida Statute 744.631, intends to make application for Authority to Act related to selling the property located at 7601 Merchantville Circle, Zephyrhills, FL 33540. Judge James R. Stearns, Section A, of the Sixth Judicial Circuit Probate Division, will call up this matter on April 26th, 2022 at 10:30am.  
 This notice will be published on March 25; April 1, 8, 15, 2022.  
 Mar. 25; Apr. 1, 8, 15, 2022  
 22-00526P

## SECOND INSERTION

**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE  
 6TH JUDICIAL CIRCUIT, IN AND  
 FOR PASCO COUNTY, FLORIDA.  
**CASE No.**  
**2022CA000341CAAXWS**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A CHAMPION MORTGAGE**  
**COMPANY,**  
**Plaintiff vs.**  
**FOX, PATRICE, et al.,**  
**Defendants**  
 UNKNOWN SPOUSE OF PATRICE  
 FOX  
 9125 RAINBOW LANE  
 PORT RICHEY, FL 34668  
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:  
 LOT 2162, REGENCY PARK  
 UNIT FIFTEEN, ACCORDING  
 TO THE MAP OR PLAT  
 THEREOF AS RECORDED  
 IN PLAT BOOK 16, PAGES 85  
 AND 86, OF THE PUBLIC RE-  
 CORDS OF PASCO COUNTY,  
 FLORIDA.  
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lau-

## SECOND INSERTION

**NOTICE OF SALE**  
 IN THE COUNTY COURT OF THE  
 6TH JUDICIAL CIRCUIT IN AND  
 FOR PASCO COUNTY, FLORIDA  
**CASE NO: 21-CC-003728**  
**CYPRESS PRESERVE OF PASCO**  
**COUNTY HOMEOWNERS**  
**ASSOCIATION, INC.,**  
**a not-for-profit Florida corporation,**  
**Plaintiff, vs.**  
**COURTNEY MEAGHAN HAUSS,**  
**TRUSTEE OF THE FISHER GIRLS**  
**FAMILY TRUST DATED**  
**OCTOBER 10, 2019; 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 15, Block 1, as shown on plat entitled "CYPRESS PRESERVE PHASE 1B" according to the Plat thereof as recorded in Plat Book 78, Pages 72 thru 76, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.  
 A/K/A 10467 Heron Hideaway Loop, Land O'Lakes, FL 34638  
 at public sale, to the highest and best bidder, for cash, via the Internet at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 A.M. on April 25, 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

## SECOND INSERTION

**NOTICE OF SALE**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT  
 IN AND FOR PASCO COUNTY,  
 FLORIDA  
 CIVIL DIVISION  
**CASE #: 2019CA002928CAAXES**  
**DIVISION: J4**  
**Nationstar Mortgage LLC d/b/a Mr. Cooper**  
**Plaintiff,**  
**-vs.-**  
**Tracy Schwager a/k/a Tracy L. Schwager; Michael Charles Schwager a/k/a Michael C. Schwager a/k/a Michael Schwager; Unknown Spouse of Michael Charles Schwager a/k/a Michael C. Schwager a/k/a Michael Schwager; United States of America, Acting Through the Secretary of Housing and Urban Development; Meadow Pointe III Homeowner's Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA002928CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and

## SECOND INSERTION

Tracy Schwager a/k/a Tracy L. Schwager are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), AT 11:00 A.M. on May 9, 2022, the following described property as set forth in said Final Judgment, to-wit:  
 LOT 64, BLOCK 24, MEADOW POINTE III PARCEL "FF" AND "OO", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 26-39, 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.  
 Submitted By:  
 ATTORNEY FOR PLAINTIFF:  
 LOGS LEGAL GROUP LLP  
 2424 North Federal Highway,  
 Suite 360  
 Boca Raton, Florida 33431  
 (561) 998-6700  
 (561) 998-6707  
 19-320864 FCO1 CXE  
 April 1, 8, 2022  
 22-00535P

derdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before May 2, 2022, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.  
**IMPORTANT**  
 In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654-727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.  
 WITNESS MY HAND AND SEAL OF SAID COURT on this 25 day of March, 2022.  
 NIKKI ALVAREZ-SOWLES, ESQ.  
 As Clerk of said Court  
 By: Kelly Jeanne Symons  
 As Deputy Clerk  
 Greenspoon Marder, LLP  
 Trade Centre South, Suite 700  
 100 West Cypress Creek Road  
 Fort Lauderdale, FL 33309  
 954-343-6273  
 (36615.0207)  
 April 1, 8, 2021  
 22-00534P

## SECOND INSERTION

**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.  
 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.  
 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  
 April 1, 8, 2022  
 22-00573P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT IN AND  
 FOR PASCO COUNTY, FLORIDA  
**CASE NUMBER:**  
**2020-CA-001971-CAAXES**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY, BUT**  
**SOLELY AS TRUSTEE OF**  
**CITIGROUP MORTGAGE LOAN**  
**TRUST 2018-B,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**DEVISEES, GRANTEEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, OR**  
**OTHER CLAIMANTS**  
**CLAIMING BY, THROUGH,**  
**UNDER OR AGAINST DIXIE LEE**  
**FULFORD, DECEASED;**  
**HOUSEHOLD FINANCE**  
**CORPORATION III; JOSEPH**  
**FULFORD; MATTHEW FULFORD;**  
**KIMBERLY WILLIAMS,**  
**INDIVIDUALLY; KIMBERLY**  
**WILLIAMS AS PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF DIXIE LEE FULFORD;**  
**WASHINGTON MUTUAL BANK**  
**F.A.; ALL AMERICAN CONCRETE,**  
**INC.; UNKNOWN TENANT 1;**  
**UNKNOWN TENANT 2 the names**  
**being fictitious to account for parties**  
**in possession,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN that pursuant to a Consent Final Judgment entered on November 30, 2021 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on MAY 2, 2022 at 11:00 AM EST, offer for sale to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) the following described property situated in Pasco County, Florida:  
 THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO, STATE OF FLORIDA, TO-WIT:  
 THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 18 EAST, EXCEPT THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY, LYING AND BEING IN PASCO COUNTY, FLORIDA.  
 AND THE NORTH ONE-HALF OF THE EAST ONE-HALF

## THIRD 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 12th day of January, 2022, in the cause wherein Suncoast Schools Federal Credit Union, was Plaintiff, and Nishan M Kopian aka Nishan M Kopoian, was Defendant, being case number 51-2010-CA-004393-WS in said Court.  
 I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Nishan M Kopian aka Nishan M Kopoian, in and to the following described property, to wit:  
 2017 Black Jaguar XF  
 VIN# SAJBD4BN8HCY32226  
 I shall offer this property for sale "AS IS" on April 26, 2022, or 10:00am as soon thereafter as possible, at Stepp's Towing Service, Inc.: 5711 State Road 54, New Port Richey, FL 34652 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.  
 Kass Shuler, P.A.  
 P.O. Box 800  
 Tampa, FL 33601  
 CHRIS NOCCO, as Sheriff  
 Pasco County, Florida  
 By: Sarg John Dill Deputy Sheriff  
 22-00527P  
 March 25; April 1, 8, 15, 2022

## SECOND INSERTION

**NOTICE OF ACTION**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT OF  
 FLORIDA IN AND  
 FOR PASCO COUNTY  
 GENERAL JURISDICTION  
 DIVISION  
**CASE NO. 51-2022-CA-000231 WS**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A MR. COOPER,**  
**Plaintiff, vs.**  
**JAMES WHALEN, et al.,**  
**Defendants.**  
 To: JAMES WHALEN  
 8103 SAN BERNARDINO DRIVE,  
 PORT RICHEY, FL 34668  
 UNKNOWN SPOUSE OF JAMES  
 WHALEN  
 8103 SAN BERNARDINO DRIVE,  
 PORT RICHEY, FL 34668  
 LAST KNOWN ADDRESS STATED,  
 CURRENT RESIDENCE UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:  
 LOT 220, SAN CLEMENTE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 23 AND 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before May 2, 2022 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
 WITNESS my hand and seal of said Court on the 25 day of March, 2022.  
 Nikki Alvarez-Sowles, Esq.  
 CLERK OF THE CIRCUIT COURT  
 As Clerk of the Court  
 BY: Kelly Jeanne Symons  
 Deputy Clerk  
 MCCALLA RAYMER  
 LEIBERT PIERCE, LLC  
 225 E. Robinson St. Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 6914861  
 22-00146-1  
 April 1, 8, 2022  
 22-00536P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT IN AND  
 FOR PASCO COUNTY, FLORIDA  
**CASE NUMBER:**  
**2020-CA-001971-CAAXES**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY, BUT**  
**SOLELY AS TRUSTEE OF**  
**CITIGROUP MORTGAGE LOAN**  
**TRUST 2018-B,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**DEVISEES, GRANTEEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, OR**  
**OTHER CLAIMANTS**  
**CLAIMING BY, THROUGH,**  
**UNDER OR AGAINST DIXIE LEE**  
**FULFORD, DECEASED;**  
**HOUSEHOLD FINANCE**  
**CORPORATION III; JOSEPH**  
**FULFORD; MATTHEW FULFORD;**  
**KIMBERLY WILLIAMS,**  
**INDIVIDUALLY; KIMBERLY**  
**WILLIAMS AS PERSONAL**  
**REPRESENTATIVE OF THE**  
**ESTATE OF DIXIE LEE FULFORD;**  
**WASHINGTON MUTUAL BANK**  
**F.A.; ALL AMERICAN CONCRETE,**  
**INC.; UNKNOWN TENANT 1;**  
**UNKNOWN TENANT 2 the names**  
**being fictitious to account for parties**  
**in possession,**  
**Defendant(s).**  
 NOTICE IS HEREBY GIVEN that pursuant to a Consent Final Judgment entered on November 30, 2021 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on MAY 2, 2022 at 11:00 AM EST, offer for sale to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) the following described property situated in Pasco County, Florida:  
 THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA, TO-WIT:  
 THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 18 EAST, EXCEPT THE SOUTH 25 FEET FOR ROAD RIGHT OF WAY, LYING AND BEING IN PASCO COUNTY, FLORIDA.  
 AND THE NORTH ONE-HALF OF THE EAST ONE-HALF



## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.  
512022CP000459CPAXWS  
IN RE: ESTATE OF  
DAVID JOSEPH MUNCHINSKI  
Deceased.

The administration of the estate of DAVID JOSEPH MUNCHINSKI, deceased, File Number 512022CP-000459CPAXWS is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654.

The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 April 1, 2022.

**Personal Representative**  
**RAINA SIAN KOUSALEOS**  
f/k/a Raina Sian Tousey  
6602 Sweetgum Drive  
New Port Richey, FL 34655  
Attorney for Personal Representative  
/s/ Luis Garcia-Rivera  
Luis Garcia-Rivera, Esq.  
Attorney for Petitioner  
2706 Alt. U.S. 19,  
Suite 223  
Palm Harbor, FL 34683  
(727) 772-8818  
Florida Bar #0101930  
April 1, 8, 2022 22-00539P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2022-CP-0168  
IN RE: ESTATE OF  
RUTH RUTHAUSER  
Deceased.

The administration of the estate of RUTH RUTHAUSER, deceased, whose date of death was November 15, 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 April 1, 2022.

**Personal Representative:**  
**JANE GOLDBERG**  
30917 Prout Court  
Wesley Chapel, Florida 33543  
Attorney for Personal Representative  
GARY M. LANDAU, ESQ.  
Florida Bar Number: 969923  
GARY M. LANDAU, P.A.  
7401 Wiles Road, Suite 204  
Coral Springs, FL 33067  
Telephone: (954) 979-6566  
E-Mail:  
garylandauattorney@gmail.com  
April 1, 8, 2022 22-00541P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000299CPAXWS  
IN RE: ESTATE OF  
FRANK EUGENE GOODMAN,  
Deceased.

The administration of the estate of Frank Eugene Goodman, deceased, whose date of death was 12/14/2021, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is April 1, 2022.

**Personal Representative:**  
**Sharon Goodman Pitts**  
3308 Pepper Court  
St. Johns, FL 32259  
Attorney for Personal Representative:  
Bruce A. McDonald  
Attorney for Petitioner  
Florida Bar No. 263311  
Suite B, PMB # 137  
707 E. Cervantes St.  
Pensacola, FL 32501-3286  
(850) 776-5834  
bamcdonald@pensacolalaw.com  
mmstoner@pensacolalaw.com  
April 1, 8, 2022 22-00544P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000432CPAXWS  
Division J  
IN RE: ESTATE OF  
CATHERINE A. ANDERSON  
Deceased.

The administration of the estate of CATHERINE A. ANDERSON, deceased, whose date of death was March 31, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 April 1, 2022.

**Personal Representative:**  
**JOAN GUADALUPE**  
2148 Capri Drive  
Clearwater, Florida 33763  
Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.  
Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail: jenny@siegcolelaw.com  
Secondary E-Mail:  
eservice@siegcolelaw.com  
April 1, 8, 2022 22-00545P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000346CPAXWS  
IN RE: ESTATE OF  
JAMES B. BRINEGAR AKA  
JAMES BAXTER BRINEGAR  
Deceased.

The administration of the estate of JAMES B. BRINEGAR AKA JAMES BAXTER BRINEGAR, deceased, whose date of death was February 2, 2000, 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 April 1, 2022.

**Personal Representative:**  
**FRANCES BOONE**  
10820 State Road 54, Suite 202  
Trinity, FL 34655  
Attorney for Personal Representative:  
STEPHEN R. WILLIAMS  
Attorney  
Florida Bar Number: 748188  
WILLIAMS & ACKLEY PLC  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
April 1, 8, 2022 22-00548P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 502022CP000215AXWS  
IN RE: ESTATE OF  
DONNA MARIE KEARNS A/K/A  
DONNA MARIE DAVIS,  
Deceased.

The administration of the Estate of Donna Marie Kearns a/k/a Donna Marie Davis, deceased, whose date of death was August 20, 2021, File Number 502022CP000215AXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 1, 2022.

**Personal Representative**  
**DIANA GRABOWSKI**  
**Personal Representative**  
6402 Barcellona Road  
Land O'Lakes, FL 34637  
Attorney for Personal Representative  
Jerrold Slutzky, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 95747  
Slutzky Law Firm  
853 Main Street, Suite A  
Safety Harbor, FL 34695  
Telephone: (727) 475-6200  
Email: jerryshulaw@gmail.com  
April 1, 8, 2022 22-00572P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.:  
51-2022-CP-000313-CPAXES  
Division: A  
IN RE: ESTATE OF  
ADDIE LANDRY  
A/K/A ADDIE S. LANDRY  
A/K/A ADDIE M. LANDRY,  
Deceased.

The administration of the estate of ADDIE LANDRY A/K/A ADDIE S. LANDRY A/K/A ADDIE M. LANDRY, deceased, whose date of death was September 2, 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 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: April 1, 2022.

Signed on this \_\_\_day of \_\_\_, 3/30/2022.

**JAMES CLAYTON FRITZ**  
**A/K/A JAMES FRITZ**  
**Personal Representative**  
8 Park Street  
Lisbon, Maine 04250  
STACEY SCHWARTZ, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 0123925  
SPN#  
FLAMMIA ELDER LAW FIRM  
2707 W. Fairbanks Avenue, Suite 110  
Winter Park, FL 32789  
Telephone: (407) 478-8700  
Email: Stacey@Flammialaw.com  
Secondary Email:  
Emmy@Flammialaw.com  
April 1, 8, 2022 22-00570P

## SECOND INSERTION

NOTICE TO CREDITORS  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000477CPAXES  
IN RE: ESTATE OF  
CHRISTINE MARIE PROBES,  
aka CHRISTINE MCCALL PROBES  
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 CHRISTINE MARIE PROBES, also known as CHRISTINE MCCALL PROBES, deceased, File Number 512022CP-000477CPAXES; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was November 14, 2021; that the total value of the estate is tangible personal property valued at \$300.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary: Address  
HAROLD B. PROBES, III, AS  
TRUSTEE OF  
THE CHRISTINE MARIE PROBES  
TRUST  
DATED AUGUST 29, 2018  
3734 Longship Place  
Tampa, FL 33607

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 April 1, 2022.

**Person Giving Notice:**  
**HAROLD B. PROBES, III**  
3734 Longship Place  
Tampa, FL 33607  
JAMES S. EGGERT  
Attorney for Petitioners  
Email: jim@owenslawgroup.com  
Secondary Email:  
leslie@owenslawgroup.com  
Florida Bar No. 949711  
Owens Law Group, P.A.  
811-B Cypress Village Blvd.  
Ruskin, FL 33573  
Telephone: (813) 633-3396  
April 1, 8, 2022 22-00543P

## SECOND INSERTION

NOTICE TO CREDITORS  
(Single Personal Representative)  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
File No.: 2022CP000277CPAXWS  
Probate Division: 1  
IN RE: ESTATE OF  
OWEN J. DOLAN,  
Deceased.

The administration of the Estate of OWEN J. DOLAN, deceased, whose date of death was 1/13/22, File Number: 2022CP000277CPAXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All Creditors of Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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 April 1, 2022.

**Personal Representative:**  
**JAMIE DOLAN**  
19397 Cascade Drive  
Trabuco Canyon, CA 92679  
Attorney for Personal Representative  
ADAM S. GUMSON  
JUPITER LAW CENTER  
RiverPlace Professional Center  
1003 W. Indiantown Road - Suite 210  
Jupiter, Florida 33458-6851  
Telephone: (561) 744 - 4600  
Florida Bar No.: 906948  
asg@jupiterlawcenter.com  
April 1, 8, 2022 22-00540P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2022-CP-0218-WS  
Division J  
IN RE: ESTATE OF  
DONALD D. DOMBROSKI  
Deceased.

The administration of the estate of DONALD D. DOMBROSKI, 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 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 April 1, 2022.

**Personal Representative:**  
**ROSE MARIE FRICK**  
R-1414 Church Ave.  
Scranton, Pennsylvania 18508  
Attorney for Personal Representative:  
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  
April 1, 8, 2022 22-00566P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, STATE OF  
FLORIDA  
PROBATE DIVISION  
File No: 22-CP-223-WS  
Division J  
IN RE: ESTATE OF  
SANDRA J. HOBBS  
Deceased.

The administration of the estate of Sandra J. Hobbs, deceased, whose date of death was September 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 April 1, 2022.

**Personal Representative:**  
**Mildred Ann Olsen**  
5629 Ivy Lane  
Holiday, Florida 34690  
Attorney for Personal Representative:  
Richard A. Venditti, Esquire  
Florida Bar Number: 280550  
500 East Tarpon Avenue Tarpon  
Springs, FL 34689  
Telephone: (727) 937-3111  
Fax: (727) 938-9575  
E-Mail: richard@tarponlaw.com  
Secondary E-Mail:  
adrian@tarponlaw.com  
April 1, 8, 2022 22-00546P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File Number  
512021CP0002110CPAXES  
IN RE: ESTATE OF  
CAROLISTA K. McMASTER  
Deceased.

The administration of the estate of CAROLISTA K. McMASTER, 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 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 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 April 1, 2022.

**Helen G. Crowley**  
**Personal Representative**  
694 Caribbean Dr.  
Satellite Beach, FL 32937  
ROBERT F. WELKER, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 098299  
9385 N. 56th Street, Suite 303  
Temple Terrace, Florida 33617  
(813) 985-5517  
rwellerlawoffice@aol.com  
April 1, 8, 2022 22-00547P