

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Long Lake Ranch Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022.

The Long Lake Ranch Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office.

For additional information, please contact the Pasco County Supervisor of Elections.

April 15, 2022

22-00669P

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 24.70 acres known as Conneron Village 3 Townhomes.

The project is located in Pasco County, Section(s) 19, 30, Township 25 South, Range 19 East. The permit applicant is Lennar Homes, LLC.

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

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure.

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

April 15, 2022

22-00668P

FIRST INSERTION
FICTITIOUS NAME NOTICE

Notice is hereby given that MICHAEL D CREEL, OWNER, desiring to engage in business under the fictitious name of CREEL WOODCRAFTS located at 9686 STAR TRAIL, NEW PORT RICHEY, FLORIDA 34654 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 15, 2022

22-00663P

FIRST INSERTION
FICTITIOUS NAME NOTICE

Notice is hereby given that AARON SCRUSE, OWNER, desiring to engage in business under the fictitious name of STARRZ IMPRESSIONZ located at 5246 TUMMEL COURT, WESLEY CHAPEL, FLORIDA 33545 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 15, 2022

22-00664P

FIRST INSERTION
FICTITIOUS NAME NOTICE

Notice is hereby given that THAM MONG MAI, OWNER, desiring to engage in business under the fictitious name of AMBER NAILS located at 6919 STATE ROAD 54, 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 15, 2022

22-00665P

FIRST INSERTION
FICTITIOUS NAME NOTICE

Notice is hereby given that RANDY D FORAN, ABC AUTO GLASS OF FLORIDA LLC, OWNERS, desiring to engage in business under the fictitious name of ABC AUTO GLASS OF FLORIDA located at 5036 CASTLE LN, HOLIDAY, FLORIDA 34690 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 15, 2022

22-00666P

FIRST INSERTION
Notice under Fictitious Name Law pursuant to Section 865.09, Florida Statutes.

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name, Residence Inn by Marriott Tampa Wesley Chapel, located at 2867 Lajuana Boulevard, Wesley Chapel, FL 33543, within Pasco County. Undersigned intends to register said name with the Division of Corporations of the Florida Department of State, Tallahassee, FL.

Dated at Tampa, FL, this 6th day of April 2022.

Owner's Name: Wiregrass Hotel Owner, LLC, 4602 Eisenhower Boulevard, Tampa, FL 33634.

April 15, 2022

22-00651P

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 Sugar Flowers by Kelsie Cakes located at 4250 Knollpoint Drive in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of April, 2022.

Christopher Delisle

April 15, 2022

22-00667P

FIRST INSERTION
Notice is hereby given that RAMP IT UP LLC, OWNER, desiring to engage in business under the fictitious name of MEDICAL SUPPLY DIRECT located at 39023 COUNTY RD 54, ZEPHYRHILLS, FLORIDA 33542 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 15, 2022

22-00662P

FIRST INSERTION
Notice is hereby given that the administration of the estate of Steven John Dipolito aka Steven J. Dipolito, deceased.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP-000447-WS
IN RE: ESTATE OF STEVEN JOHN DIPOLITO aka STEVEN J. DIPOLITO, Deceased.

The administration of the estate of Steven John Dipolito aka Steven J. Dipolito, deceased, whose date of death was September 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.

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 15, 2022.

Personal Representative:

Jeffrey A. Herzog

1805 Cypress Brook Drive

Trinity, Florida 34655

Attorney for Personal Representative: Jeffrey A. Herzog, Attorney Florida Bar Number: 16089

1805 Cypress Brook Drive

Trinity, Florida 34655

Telephone: (727) 789-4000

Fax: (727) 789-4002

E-Mail: service@jherzoglaw.com

Secondary E-Mail: probate@jherzoglaw.com

April 15, 22, 2022

22-00648P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NUMBER 22-CP-000518-ES
In Re: Estate of VINCENT ALTON GRAHAM, Deceased.

The administration of the estate of VINCENT ALTON GRAHAM, deceased, File Number 22-CP-000518-ES, is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN 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 15, 2022.

Personal Representative:

JESSE GRAHAM

1822 North Belcher Road, Suite 200

Clearwater, Florida 33765

Attorney for Personal Representative: GEORGE G. PAPPAS, ESQ.

Florida Bar No. 109312

1822 North Belcher Road, Suite 200

Clearwater, Florida 33765

Telephone: 727-447-4999

April 15, 22, 2022

22-00649P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2022-CP-549
IN RE: ESTATE OF MICHAEL CAMPBELL WEBB Deceased.

The administration of the estate of MICHAEL CAMPBELL WEBB, deceased, whose date of death was January 30, 2022, 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.

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 15, 2022.

Personal Representative:

GARY L. DAVIS

9020 Rancho del Rio #101

New Port Richey, Florida 34655

Attorney for Personal Representative: GARY L. DAVIS, ESQ.

Florida Bar Number: 295833

9020 Rancho Del Rio Drive, Suite 101

New Port Richey, FL 34655

Telephone: (727) 376-3330

Fax: (727) 376-3146

E-Mail: gary.davis@garyldavislaw.com

Secondary E-Mail: service@garyldavislaw.com

April 15, 22, 2022

22-00681P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2022-CP-000527
IN RE: ESTATE OF DENNIS FRANKLIN CONAWAY, aka DENNIS F. CONAWAY Deceased.

The administration of the estate of DENNIS FRANKLIN CONAWAY, also known as DENNIS F. CONAWAY, deceased, whose date of death was February 9, 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 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 15, 2022.

Personal Representative:

EDITH CARPENTER

10015 Trinity Blvd., Suite 101

Trinity, FL 34655

Attorney for Personal Representative: DAVID J. WOLLINKA

Attorney Florida Bar Number: 608483

WOLLINKA & WOLLINKA, ATTORNEYS AT LAW

10015 TRINITY BLVD., SUITE 101

TRINITY, FL 34655

Telephone: (727) 937-4177

Fax: (727) 478-7007

E-Mail: pleadings@wollinka.com

Secondary E-Mail: jamie@wollinka.com

April 15, 22, 2022

22-00650P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2022-CP-000446-CP-AX-WS
Division PROBATE
IN RE: ESTATE OF GERARD FELIX VENTOLO Deceased.

The administration of the estate of GERARD FELIX VENTOLO, deceased, whose date of death was February 25, 2022; File Number 51-2022-CP-000446, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 15, 2022.

Personal Representative:

ANTHONY SANTAMARINA

208 Warren Street

Walterboro, SC 29488-4157

Attorney for Personal Representative: WILLIAM K. LOVELACE

Attorney Florida Bar Number: 107163

Stross Law Firm, P.A.

1801 Pepper Tree Drive

Oldsmar, FL 34677

Telephone: (813) 852-6500

Fax: (813) 852-6450

E-Mail: scasagrande@strosslaw.com

Secondary E-Mail: vadams@strosslaw.com

April 15, 22, 2022

22-00685P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2022-CP-000534
IN RE: ESTATE OF PAMELA A. MCCONNELL, Deceased.

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

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

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

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

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

The date of first publication of this notice is April 15, 2022.

Signed on this 25 day of March, 2022.

JAMES H. MCCONNELL

Personal Representative

617 N. Saint Charles Street

Salmon, ID 83467

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 15, 22, 2022

22-00656P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP000226AXWS
IN RE: ESTATE OF MARYANN SANTAMARINA, Deceased.

The administration of the estate of Maryann Santamarina, deceased, whose date of death was October 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654-5598. 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 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 15, 2022.

Personal Representative:

Anthony Santamarina

208 Warren Street

Walterboro, SC 29488-4157

Attorney for Personal Representative: Sabrina L. Casagrande, Esq.

Florida Bar Number: 107163

Stross Law Firm, P.A.

1801 Pepper Tree Drive

Oldsmar, FL 34677

Telephone: (813) 852-6500

Fax: (813) 852-6450

E-Mail: scasagrande@strosslaw.com

Secondary E-Mail: vadams@strosslaw.com

April 15, 22, 2022

22-00689P

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

SAVE TIME
E-mail Your Legal Notice
legal@businessobserverfl.com

FIRST INSERTION

NOTICE TO CREDITORS
RE: **MARYE, TEACHOUT,**
Deceased.

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

The above-named Decedent, established a Living Trust, entitled MARY E. KRONEMEYER LIVING TRUST Dated OCTOBER 25, 2002.

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 first publication of this notice is April 15, 2022.

TAMIE E. FOOOTE, Trustee
18 Clymer Cir., Dover, DE. 19901
302-222-3466

April 15, 22, 2022 22-00661P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, STATE OF
FLORIDA, IN AND FOR PASCO
COUNTYPROBATE DIVISION
FILE NO.:**2022-CP-000205CPAXES**
IN RE: ESTATE OF
STEVEN MICHAEL D'ONOFRIO
Deceased.

The administration of the estate of STEVEN MICHAEL D'ONOFRIO, deceased, whose date of death was January 22, 2022 is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2022-CP-000205-CPAXES; 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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL 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 15, 2022.

Petitioner**MICHAEL J. D'ONOFRIO**
41 Fenwick Rd.
Old Saybrook, CT 06475

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-mail:
kris@linslawgroup.com
April 15, 22, 2022 22-00658P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **22-CP-01-WS**
IN RE: ESTATE OF
KEVIN L. BODIFORD,
Deceased.

The administration of the estate of KEVIN L. BODIFORD, deceased, whose date of death was June 10, 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 15, 2022.

JULIE BODIFORD
Personal Representative

10084 Hayward Road
Spring Hill, FL 34608
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jriversa@hnh-law.com
April 15, 22, 2022 22-00657P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISIONFile No. **22-CP-000028**
Division: **Probate**
IN RE: ESTATE OF**RONALD PRESTON SELLARS**
(A/K/A RONALD SELLARS A/K/A
RONALD PRESTON SELLARS
A/K/A RONALD P. SELLERS)
Deceased.

The administration of the estate of Ronald Preston Sellars (A/K/A Ronald Sellars A/K/A Ronald Preston Sellars A/K/A Ronald P. Sellers), deceased, whose date of death was October 12, 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 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 15, 2022.

Personal Representative:
Teresa Smith

16545 Platinum Drive
Spring Hill, Florida 34610
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 15, 22, 2022 22-00680P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **2022-CP-000561**
IN RE: ESTATE OF
BRODUS ALLEN FLOYD a/k/a
BRODUS A. FLOYD,
Deceased.

The administration of the estate of BRODUS ALLEN FLOYD a/k/a BRODUS A. FLOYD, deceased, whose date of death was February 7, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 15, 2022.

JONATHAN FLOYD
Personal Representative

3220 West Tacon Street
Tampa, FL 33629
James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
April 15, 22, 2022 22-00688P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISIONREF: **512021CP001860CPAXWS**
UCN: **512021CP001860CPAXWS**
IN RE: ESTATE OF
JOSEPH DONALD BOYD
A/K/A **JOE DONALD BOYD**
Deceased

The administration of the estate of JOSEPH DONALD BOYD a/k/a JOE DONALD BOYD, deceased, whose date of death was September 19, 2021, is pending in the Circuit Court for PASCO County, Florida Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS APRIL 15, 2022.

Personal Representative:
MICHAEL W. PORTER

535 49th Street North
Petersburg, Florida 33710
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
April 15, 22, 2022 22-00684P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **21-CP-2064-WS**
Division I
IN RE: ESTATE OF
LUCILLE A. GLASNER
Deceased.

The administration of the estate of Lucille A. Glasner, 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 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 15, 2022.

Personal Representative:
Mark C.

143 Cape Rd.
Seal Cover, Maine 04674
Attorney for Personal Representative:
Richard A. Vendetti, 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:
celeste@tarponlaw.com
April 15, 22, 2022 22-00660P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISIONREF: **512021CP001860CPAXWS**
UCN: **512021CP001860CPAXWS**
IN RE: ESTATE OF
JOSEPH DONALD BOYD
a/k/a **JOE DONALD BOYD**
Deceased.

The administration of the estate of JOSEPH DONALD BOYD a/k/a JOE DONALD BOYD, deceased, whose date of death was September 19, 2021, is pending in the Circuit Court for PASCO County, Florida Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS APRIL 15, 2022.

Personal Representative:
MICHAEL W. PORTER

535 49th Street North
St. Petersburg, Florida 33710
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North, St. Petersburg,
FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
April 15, 22, 2022 22-00659P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. **2022CP000059ES**
IN RE: ESTATE OF
WILLIE FRED BOSTON, JR.,
Deceased.

The administration of the estate of WILLIE FRED BOSTON, JR., deceased, Case No. 2022CP000059ES 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.

The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or liquidated 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 CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is April 15, 2022.

Annette Lewis

31725 Baymont Loop
Wesley Chapel, FL 33543
Personal Representative
Tonya Willis Pitts, Esq.
Florida Bar No. 0489050
Tonya Willis Pitts, P.A.
9040 Town Center Parkway
Lakewood Ranch, FL 34202
Attorney for Personal Representative
April 15, 22, 2022 22-00683P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTIONCASE NO.: **2019CC002675CCAXWS**
PINE RIDGE AT SUGAR CREEK
HOMEOWNERS ASSOCIATION,
INC.**Plaintiffs:**
CHRISTOPHER J. McFADDEN,
et al.

Defendant(s)
Notice is hereby given that, pursuant to an Amended Final Judgment of Foreclosure or Order dated April 5, 2022, entered in Civil Case No. 2019CC002675CCAXWS, in the COUNTY COURT in and for PASCO County, Florida, wherein PINE RIDGE AT SUGAR CREEK HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, and CHRISTOPHER J. McFADDEN, et al., are the Defendants, Nikki Alvarez-Sowles, Pasco County Clerk of the Court, will sell the property situated in PASCO County, Florida, described as:

Lot 12, PINE RIDGE AT SUGAR CREEK PHASE 1, as per plat thereof, recorded in Plat Book 51, Page 41, of the Public Records of Pasco County, Florida.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 a.m. on the

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY, FLORIDACASE NO: **21-CC-4845**
TIKI VILLAGE MOBILE
HOME PARK CONDOMINIUM
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.**ESTATE OF DONA HIRSCH, ANY**
AND ALL UNKNOWN HEIRS and
ANY UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

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

UNIT 81, TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM, as described in the Declaration of Condominium dated June 15, 1977 recorded on July 11, 1977, in Official Records Book 898, pages 1781 through 1834, in the Public Records of Pasco County, Florida. With the following street address: 3228 Kauna Point Drive, Holiday, FL 34691.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on May 2, 2022.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **2022-CP-0203**
IN RE: ESTATE OF
CHARLES JAMES BOOS, SR.
Deceased.

The administration of the Estate of Charles James Boos, Sr., deceased, File Number 2022-CP-0203, 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 the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or liquidated 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 unmaturred, contingent or liquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is April 15, 2022.

Personal Representative:
Stacy Pace

200 John Wythe Place
Williamsburg, VA 23185
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
1777 Tamiami Trail,
Suite 304-2
Port Charlotte, FL 33948
Tel: (941) 270-4489
April 15, 22, 2022 22-00682P

23rd day of May, 2022. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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.

s/ Anne M. Malley
Anne M. Malley, Esquire
(SPN 1742783, FBN 075711)
36739 State Road 52, Suite 105
Dade City, FL 33525
Phone: (352) 437-5680
Fax: (352) 437-5683
Primary E-Mail Address:
amalley@malley.com
Secondary E-Mail Address:
Denise@malley.com
April 15, 22, 2022 22-00644P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY, FLORIDACASE NO: **21-CC-4845**
TIKI VILLAGE MOBILE
HOME PARK CONDOMINIUM
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.**ESTATE OF DONA HIRSCH, ANY**
AND ALL UNKNOWN HEIRS and
ANY UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

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

UNIT 81, TIKI VILLAGE MOBILE HOME PARK CONDOMINIUM, as described in the Declaration of Condominium dated June 15, 1977 recorded on July 11, 1977, in Official Records Book 898, pages 1781 through 1834, in the Public Records of Pasco County, Florida. With the following street address: 3228 Kauna Point Drive, Holiday, FL 34691.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on May 2, 2022.

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

than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information 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 8th day of April, 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER
s/ Daniel J. Greenberg
Daniel J. Greenberg
(collections@attorneyjoe.com)
Bar Number 74879
Attorney for Plaintiff Tiki Village
Mobile Home Park
Condominium Association, Inc.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
April 15, 22, 2022 22-00653P

**HOW TO
PUBLISH YOUR****LEGAL NOTICE**
IN THE BUSINESS OBSERVER**CALL**
941-906-9386and select the appropriate County
name from the menu option**OR E-MAIL:**
legal@businessobserverfl.com**Business
Observer**
LV10243

FIRST INSERTION

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

CASE NO.: **20-20-CA-000214-CAAX-ES**
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JAMES P. SMITH, et al., Defendants.
TO: LAKE PADGETT SOUTH Last Known Address: 3400 LYKES AVENUE, TAMPA, FL 32639 Current Residence Unknown AMBER N. SMITH Last Known Address: 22654 WEEKS BLVD., LAND O LAKES, FL 34639 Current Residence Unknown

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

LOT 99, LAKE PADGETT SOUTH, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 137-139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before May 16, 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 8th 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
19-03566

April 15, 22, 2022 22-00670P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA002525CAAXES NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. DONALD E. ANTOINE, JR., AND SUSAN J. ANTOINE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 02, 2022, and entered in 2021CA002525CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and DONALD E. ANTOINE, JR.; SUSAN J. ANTOINE; and WELLS FARGO BANK, N.A. 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 May 03, 2022, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ: LOT 30, ROSEWOOD, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 21, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF RECORD AND TAXES FOR THE CURRENT YEAR.
Property Address: 11910 ORANGE STREET, SAN ANTONIO, FL 33576

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

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

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

Dated this 6 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
19-412368 - CaB

April 15, 22, 2022 22-00675P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA000939CAAXWS

WELLS FARGO BANK, N.A. Plaintiff, vs. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROBERT ANTHONY VALERINO A/K/A ROBERT A. VALERINO A/K/A ROBERT VALERINO, DECEASED; DANIELLE VALERINO; JOSEPH R. VALERINO A/K/A JOSEPH VALERINO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CONDOMINIUM NUMBER 5 OF BEACON LAKES, INCORPORATED Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 30, 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:

UNIT B, BUILDING 230, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM BEACON LAKES CONDOMINIUM 5-4, RECORDED IN OFFICIAL RECORDS BOOK 783, PAGE 172, AND ADDENDUMS IN OFFICIAL RECORDS BOOK 808, PAGE 1229 AND OFFICIAL RECORDS BOOK 815, PAGE 1325, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, PLAT

BOOK 13, PAGE 104.
a/k/a 4016 LIGHTHOUSE WAY, NEW PORT RICHEY, FL 34652-5835

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 03, 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 6 day of April, 2022.
eXL Legal, PLLC
Designated Email Address: efling@exlegal.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
1000006913
April 15, 22, 2022 22-00642P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019-CA-003778-WS

ONEMAIN FINANCIAL GROUP, LLC, Plaintiff, vs- MIGUEL A. PEREZ A/K/A MIGUEL PEREZ; MARITZA PEREZ A/K/A MARITZA B. PEREZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated the 8th day of April, 2022, entered in the above-captioned action, Case No. 2019-CA-003778-WS, the Clerk of the Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.pasco.realforeclose.com, on May 9, 2022, the following described property as set forth in said final judgment, to-wit:

LOT 48, HUNTERS RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 118 THROUGH 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 9323 Via Segovia, New Port Richey, FL 34655

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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 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 for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this April 12, 2022.
WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq., FBN: 788341
stevenweitz@weitzschwartz.com
April 15, 22, 2022 22-00673P

FIRST INSERTION

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

CASE NO. 22-CC-14 THE ESTATES OF BEACON WOODS GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

EDWARD THOMAS BOYLE; UNKNOWN SPOUSE OF EDWARD THOMAS BOYLE; AND UNKNOWN TENANT(S), Defendants.

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

Lot 171, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB PHASE 3, according to the Plat thereof as recorded in Plat Book 28, Pages 77 through 82, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 14313 Tennyson Drive, Hudson, FL 34667

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on May 9, 2022.

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

PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

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 15, 22, 2022 22-00672P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA002204CAAXES WELLS FARGO BANK, N.A.

Plaintiff, vs. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DOUGLAS H. WISECUP A/K/A DOUGLAS WISECUP, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 14, 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:

A PORTION OF PARCEL 31, UNIT 2, HEATHER PARK, AN UNRECORDED SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
THE WEST 330.78 FEET OF THE EAST 992.34 FEET OF THE SOUTH 131.00 FEET OF THE NORTH 3291.80 FEET OF THE S 3/4 OF THE W 1/2 OF THE E 1/2 OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15.0 FEET THEREOF AND ACROSS THE NORTH 15.0 FEET THEREOF, AS RECORDED IN O.R. BOOK 743, PAGE

739, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1999 MERIT DOUBLEWIDE MOBILE HOME ID NUMBER: FLHMB94243856A AND FLHMB94243856B.

a/k/a 8122 HOBART DRIVE, ZEPHYRHILLS, FL 33540-5754

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 16, 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 6 day of April, 2022.
eXL Legal, PLLC
Designated Email Address: efling@exlegal.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
1000007138
April 15, 22, 2022 22-00643P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA001133CAAXWS LNV CORPORATION, Plaintiff, vs. PATRICIA A. FORTUNATO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 03, 2022, and entered in 2021CA001133CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LNV CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA A. FORTUNATO, DECEASED; CHRISTOPHER FORTUNATO; JAMES FORTUNATO; and AJ FORTUNATO 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 May 02, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 300 OF THE UNRECORDED PLAT OF PALM TERRACE ESTATES, UNIT 8, BEING A PORTION OF TRACT 17 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE(S) 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 205 OF PALM TERRACE ESTATES, UNIT 7, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE(S) 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 205, SOUTH 89°30'03" EAST, A DISTANCE OF 437.07 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°14'53" EAST, A DISTANCE OF 60 FEET; THENCE SOUTH

89°30'03" EAST, A DISTANCE OF 84 FEET; THENCE SOUTH 00°14'53" WEST, A DISTANCE OF 60 FEET; THENCE NORTH 89°30'03" WEST, A DISTANCE OF 84 FEET TO THE POINT OF BEGINNING; THE WEST 8 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES.

Property Address: 10831 STAMFORD DR, PORT RICHEY, FL 34668

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

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

Dated this 11 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
21-042351 - CaB

April 15, 22, 2022 22-00677P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA003205CAAXES DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ABFC 2005-AQ1 TRUST, ASSET-BACKED CERTIFICATES, SERIES 2005-AQ1, Plaintiff, vs. UNKNOWN HEIRS OF THOMASINE DODGE, ET AL. Defendants.

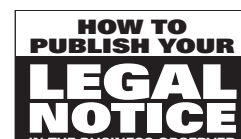
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 21, 2022, and entered in Case No. 2019CA003205CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ABFC 2005-AQ1 TRUST, ASSET-BACKED CERTIFICATES, SERIES 2005-AQ1 (hereafter "Plaintiff"), is Plaintiff and UNKNOWN HEIRS OF THOMASINE DODGE; T. KEEN; TIMBER LAKE ESTATES, INC.; MIDLAND FUNDING, LLC; UNKNOWN HEIRS OF SHANNON RAULERSON A/K/A SHAYNE RAULERSON; KENNETH DODGE; DEWAYNE T. RAULERSON; BRANDON LEE RAULERSON; D.R., A MINOR BY AND THROUGH HIS NATURAL GUARDIAN, DEWAYNE T. RAULERSON, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO County Florida will sell to the highest and best bidder for cash via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 5TH day of MAY, 2022, the following described property as set forth in said Final Judgment, to wit:

PARCEL 481, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE IV, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE IV, AS RECORDED IN OFFICIAL RECORD BOOK 1369, PAGES 484 THROUGH 537, AND AMENDED IN OFFICIAL RECORD BOOK 1372 PAGES 598 TO 602, AND THEREBY SUPPLEMENTED BY OFFICIAL RECORD BOOK 1468, PAGE 133 AND THEREBY AMENDED IN OFFICIAL RECORD BOOK 1468 PAGE 141, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 37-38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL FUTURE AMENDMENTS THERETO TOGETHER WITH THAT MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE FOREMENTIONED REAL PROPERTY AND INCORPORATED THEREIN: VIN # FLFSR2AG507907166, TITLE 44340334, AND VIN # FLFSR2BG507907166, TITLE 44336456

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

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

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
J. Anthony Van Ness, Esq.
Bar Number: 391832
Email: TVanness@vanlawfl.com
PHH14794-19/sap
April 15, 22, 2022 22-00647P



CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

BusinessObserver

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2020-CA-000472
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB CABANA SERIES IV TRUST,
Plaintiff, v.
FLOYD ROSS AND MARLANA ROSS; ET AL.,
Defendants.
To the following Defendant(s):
THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF FRANCES SHEA, DECEASED (Last Known Address: 9020 Rainbow Ln, Port Richey, FL 34668)
THE UNKNOWN HEIRS OR BENEFICIARIES OF THE ESTATE OF JOHN J. SHEA, DECEASED (Last Known Address: 9020 Rainbow Ln, Port Richey, FL 34668)
JOHN SHEA (Last Known Address: 9020 Rainbow Ln, Port Richey, FL 34668)
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti/Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before May 16, 2022, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 12th day of April, 2022.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of the Court
By: Kelly Jeanne Symons
As Deputy Clerk
April 15, 22, 2022 22-00671P

FIRST INSERTION

NOTICE OF POTENTIAL BIRTH FATHER
Notice is given to Richard Lynn Crissman at you have been identified by Emma Schweinsberg, the natural mother, as a potential father of her child, due to be born on 05/11/2022, in Camp Verde, Yavapai County, Arizona. This Notice is also any other person claiming to be the father. Pursuant to Arizona Revised Statutes § 8-106(G), you are hereby informed of the following: 1. Emma Schweinsberg, the natural mother, plans to place this child for adoption. 2. Under sections 8-106 and 8-107, Arizona Revised Statutes, you have the right to consent or withhold consent to the adoption. 3. Your written consent to the adoption is irrevocable once you give it. 4. If you withhold your consent to the adoption, you must initiate paternity proceedings under Title 25, Chapter 6, Article 1, Arizona Revised Statutes, and serve the mother within thirty days after completion of service of this notice. 5. You have the obligation to proceed to judgment in the paternity action. 6. You have the right to seek custody. 7. If you are established as the child's father, you must begin to provide financial support for the child. 8. If you do not file a paternity action under Title 25, Chapter 6, Article 1, Arizona Revised Statutes, and do not serve the mother within thirty days after completion of the service of this notice and pursue the action to judgment, you cannot bring or maintain any action to assert any interest in the child. 9. The Indian Child Welfare Act may supersede the Arizona Revised Statutes regarding an adoption and paternity. 10. For the purposes of service of a paternity action under Title 25, Chapter 6, Article 1, Arizona Revised Statutes, service may be made on the mother at her agency, Christian Family Care Agency located at 2346 N Central Ave, Phoenix, AZ 85004. 11. This is a legal notice. If you do not understand the meaning of this notice you may want to contract an attorney to assist you in responding to this notice.
4/15, 4/22, 4/29, 5/6/22
CNS-3575682#
OBSERVER (FL)
April 15, 22, 29; May 6, 2022
22-00668P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No: 22-CC-1116
PAY YOUR MORTGAGE, LLC,
Plaintiff, v.
31125 BACLAN DRIVE LAND TRUST,
By: INLAND ASSETS, LLC, Trustee, Defendant.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 31, 2022 entered by the Sixth Judicial Circuit in and for Pasco County, Florida in Case No. 22-CC-1116 in which Pay Your Mortgage, LLC is the Plaintiff and 31125 Baclan Drive Land Trust, By: Inland Assets, LLC, Trustee is the Defendant.
The Clerk, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash online at www.pasco.realforeclose.com at 11:00 a.m. on May 4, 2022 the following described property as set forth in said Final Judgment, to wit:
Lot 609, FOX WOOD PHASE FIVE, according to the plat thereof recorded in Plat Book 38, Pages 108 through 117, inclusive, of the Public Records of Pasco County, Florida.
More commonly known as: 10420 Tecoma Drive, New Port Richey, FL 34655

Any person claiming an interest in the surplus from the sale, if any, other than the owner, as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of the sale shall be published as provided herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

April 15 & 22, 2022
/s/ Carla Turner-Hahn
Carla Turner-Hahn, Esq.
FBN: 390658
1500 Rosa Ct
Bartow, FL 33830-9792
(727) 433-1624
carlathahn@gmail.com
ATTORNEY FOR PLAINTIFF
April 15, 22, 2022 22-00646P

FIRST INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD LILLIAN STARR NARDEI
TO: Stefan Christopher Harris
YOU ARE NOTIFIED that an action for a Petition for Termination of Parental Rights has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Michelle D'Angelone, Esquire, of TAYLOR D'ANGELONE LAW, P.A., Petitioner's attorney, whose address is 7730 Little Road Ste B, New Port Richey, Florida 34654, on or before June 6, 2022 and file the original with the clerk of this court at PASCO County Courthouse, 7530 Little Rd, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
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 this 6th day of April, 2022
Nikki Alvarez-Sowles, Esq.,
Clerk & Comptroller
CLERK OF THE CIRCUIT COURT
By: Deputy Clerk
April 15, 22, 29; May 6, 2022
22-00645P

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. 51-2020-CA-000780 WS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORTS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA M. CARTER, DECEASED, et al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORTS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2021CA001960CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff, vs.
ARLENE A. BOCK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2022, and entered in 2021CA001960CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and ARLENE A. BOCK and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 May 03, 2022, the following described property as set forth in said Final Judgment, to wit:

TRACT 52 OF GOLDEN ACRES UNIT THIRTEEN AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 65, 66, 67, 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 10241 TIMBER WOLF COURT, NEW PORT RICHEY, FL 34654
Any person claiming an interest in the

FIRST INSERTION

EST IN THE ESTATE OF SANDRA M. CARTER, DECEASED, and
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 describes in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE SOUTH 1/5, EXCLUDING ANY EXISTING RIGHT-OF-WAY ON THE SOUTH, OF THE WEST 1/4 OF TRACT 8, LESS THE EAST 15 FEET OF THE WEST 1/4 FOR ROAD EASEMENT IN COMMON WITH OTHERS, ROAD EASEMENT TO BE 30 FEET INCLUDING THE WEST 15 FEET

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 11 day of 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
20-080071 - NaC
April 15, 22, 2022 22-00676P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2020CA000129CAAXES
Trust Bank, successor by merger to SunTrust Bank,
Plaintiff, vs.
Ajmal Rahman a/k/a Ajml Rahman, et al.
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020CA000129CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank is the Plaintiff and Ajmal Rahman a/k/a Ajml Rahman; Nathalie Rahman a/k/a Rathalie Rahman; Saddlebrook Resort Condominium Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00AM on the 9th day of May, 2022, the following described property as set forth in said Final Judgment, to wit:
UNIT NOS. 114C AND 116C, SADDLEBROOK CONDOMINIUM NO.1, ACCORDING TO THE DECLARATION THEREOF AS FILED IN O.R. BOOK 1095, PAGE 1463 AND ANY AMENDMENTS MADE THERETO AND AS RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGES 56 THROUGH 61, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LAND DE-

SCRIBED IN O.R. BOOK 821, PAGE 1006 AND IN O.R. BOOK 839, PAGE 1763, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 8th day of April, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4769
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Jonathan Mesker
Jonathan Mesker, Esq.
Florida Bar No. 805971
File # 18-F00793
April 15, 22, 2022 22-00652P

FIRST INSERTION

OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 8; TRACT 8 BEING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, REVISED MAP OF KEYSTONE PARK COLONY, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BRING KNOWN AS TRACT 1, OF UNRECORDED PLAT.
TOGETHER WITH:
1988 CONTAINER MOBILE HOME WITH VIN#338954N7304A AND TITLE #46616582
1988 CONTAINER MOBILE HOME WITH VIN#338954N7304B AND TITLE #50877519
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 5/16/22 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
WITNESS my hand and the seal of this Court at County, Florida, this 12th day of April, 2022.
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
By: Kelly Jeanne Symons
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
20-007887
April 15, 22, 2022 22-00678P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE NO. 2022CA000222CAAXWS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL A. SCHUMSKA AKA CAROL ANN SCHUMSKA, DECEASED, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL A. SCHUMSKA AKA CAROL ANN SCHUMSKA, DECEASED
7718 CHERRYTREE LN
NEW PORT RICHEY, FL 34653
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida:
LOT 13, BLOCK 22, MAGNOLIA VALLEY, UNIT 6-B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 12 - 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 Lauderdale, 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 5/16/22, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2018CA003680CAAXES
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-22,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-22,
Plaintiff, v.
RAINER MACON, et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 1, 2022 entered in Civil Case No. 2018CA-003680CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-22, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-22, Plaintiff and RAINER MACON; MICHA Y. MACON A/K/A MICHA L. MACON; SAVANNA AT PLANTATION PALMS HOMEOWNERS ASSOCIATION, INC.; BLACK-WATER FEDERAL INVESTMENTS, LLC; UNKNOWN TENANTS A/K/A AJ GRAVES are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on May 16, 2022 the following described property as set forth in said Final Judgment, to-wit:
LOT 966, PLANTATION PALMS PHASE 4A PB 49 PG 100-102
Property Address: 23510 Grace-wood Circle, Land O Lakes, FL 34639
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

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 Lauderdale, 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 5/16/22, 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 13TH DAY OF APRIL 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
(36615.0272)
April 15, 22, 2022 22-00687P

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.
THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
By: Jason M. Vanslette, Esq.
FBN: 92121
File No.: M2000263-JMV
April 15, 22, 2022 22-00654P

SUBSEQUENT INSERTIONS

LV10181

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, ASSIGNEES, LIENORS, 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
Last Known Address: 11317 Corey Pavin Lane, San Antonio, FL 33576
You are notified of an action to foreclose a mortgage on the following property in Pasco County:
LOT 54, AND THE WEST 1/2 OF LOT 55, TAMPA BAY GOLF AND TENNIS CLUB - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE(S) 135 THROUGH 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 11317 Corey Pavin Lane, San Antonio, FL 33576
The action was instituted in the Circuit Court, SIXTH Judicial Circuit in and for PASCO County, Florida; Case No.2022CA000385WS; and is styled ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. 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, DEVI-

SEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GISELA BELCHER, DECEASED; ROSEMARIE BARTUSSEK MEYER A/K/A ROSEMARIE MEYER (SUBSTITUTE 02/26/2022); 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 15, 22, 2022 22-00674P

SECOND 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

SECOND 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

FOURTH INSERTION
Notice of Application for Tax Deed
2021XX000181TDAXXX
NOTICE IS HEREBY GIVEN,
That FCAP AS CUSTODIAN FOR FTCFIMT LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 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 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
G19 Jennifer Lee Repko
April 8, 15, 2022 22-00608P

SECOND 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.watmatters.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.watmatters.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

SECOND INSERTION
NOTICE OF SHERIFF'S SALE
Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 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 512013CA0606ES 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 00023°52" East, 7.65 feet to the POINT OF BEGINNING; THENCE North 89°53' 19" West, 610.49 feet; THENCE North 00022°44" East, parallel and 15.00 feet East of the West Boundary of the North 1/2 of the Southeast 1/4 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, 36409 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

SECOND INSERTION
NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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

FOURTH 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

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. 2021CA000999CAAXWS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD FLORIO, DECEASED, et al.
Defendant(s),
TO: CECILIA COYLE,
Whose Residence Is: 3200 NE 36TH ST APT 1614 FORT LAUDERDALE FL 33308 6771
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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:
UNIT NO. 22B, THE POINTE WEST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AND A PERCENTAGE IN THE COMMON ELEMENTS APPURTENANT THERETO AS RECORDED IN O.R. BOOK 700, PAGE(S) 319 THROUGH 416, AND SUBSEQUENT AMENDMENTS THERETO, AND AS RECORDED IN PLAT BOOK 12, PAGE(S) 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 5/16/22 / (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 the seal of this Court at Pasco County, Florida, this 12th day of April, 2022
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
BY: /s/ Kelly Jeanne Symons
DEPUTY CLERK
ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: mail@rasflaw.com
21-012233
April 15, 22, 2022 22-00679P

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 5/16/22 / (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 the seal of this Court at Pasco County, Florida, this 12th day of April, 2022
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
BY: /s/ Kelly Jeanne Symons
DEPUTY CLERK
ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: mail@rasflaw.com
21-012233
April 15, 22, 2022 22-00679P

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

SUBSCRIBE TO THE BUSINESS OBSERVER
Business Observer
Call 941-302-4848 or go to www.businessobserverfl.com

OFFICIAL COURT HOUSE WEBSITES:

- MANATEE COUNTY:**
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

- LEE COUNTY:**
leeclerk.org

COLLIER COUNTY:
collierclerk.com

- HILLSBOROUGH COUNTY:**
hillsclerk.com

- PASCO COUNTY:**
pasco.realforeclose.com

- PINELLAS COUNTY:**
pinellasclerk.org

- POLK COUNTY:**
polkcountyclerk.net

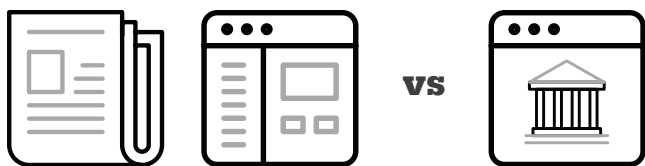
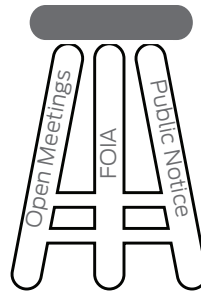
- ORANGE COUNTY:**
myorangeclerk.com

Check out your notices on:
floridapublicnotices.com

Business Observer

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

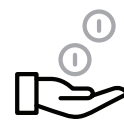


Verifiability



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

To publish your legal notice call: 941-906-9386 or 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.

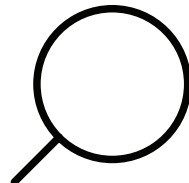


Citizens continue to learn about vital civic matters from newspaper notices.

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

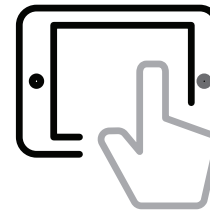
Verifying publication is difficult-to-impossible on the web.

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.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SECOND INSERTION

Notice of Application for Tax Deed 2022XX000001TDAXXX
NOTICE IS HEREBY GIVEN,
That DECQUITTES 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 JOERGENSE
BRENDA S JOERGENSE
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

FOURTH 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

FOURTH 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

FOURTH 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

SECOND 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

SECOND 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

SECOND 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 UN-REC 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 58' 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

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

FOURTH 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

SECOND 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 FJ 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

SECOND 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

SECOND 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, Joesph; 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, DANANGELO; 12040 - Reil, Brian; 12067 - khounnorath, Kanoksy; 12124 - Gardner, Crystal; 12153 - Carrasquillo, Julio; 12218 - Jaquez, Lorie; 13013 - Swartz, Jason; 13024 - Writt, 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

FOURTH 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

22-00577P

22-00482P

22-00481P

22-00582P

22-00584P

22-00473P

22-00578P

22-00579P

22-00577P

22-00482P

22-00481P

22-00582P

22-00584P

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22-00481P

22-00582P

22-00584P

22-00473P

22-00578P

22-00579P

22-00577P

22-00482P

22-00481P

SECOND 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@chanelaw.com Secondary E-Mail: service@chanelaw.com April 8, 15, 2022 22-00599P

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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. Florida Bar Number: 0036283 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: mmortellaro@mortellarolaw.com Secondary E-Mail: mary@mortellarolaw.com April 8, 15, 2022 22-00603P

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2021-CP-002185CPAX Div.: WS IN RE: ESTATE OF KENNETH M. KANGAS, Deceased.

The administration of the estate of Kenneth M. Kangas, deceased, whose date of death was August 27, 2021; social security number xxx xx 5097, File Number 2021-CP-002185-CPAXWS, 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 the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 8, 2022.

MEGYN N. KANGAS Personal Representative 6109 Tennessee Avenue New Port Richey, FL 34653 GREGORY A. FOX Attorney for Personal Representative Florida Bar No. 382302 FOX & FOX, P.A. 2515 Countryside Blvd. Ste G Clearwater, Florida 33763 Telephone: 727-796-4556 Email: greg@foxlawa.com April 8, 15, 2022 22-00636P

SECOND 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

SECOND INSERTION

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

CASE NO. 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

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: fmail@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

SECOND INSERTION

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

CASE NO.: 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, GRANTEEES, 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, GRANTEEES, 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 COLONY COMPANY LANDS IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 1981 MANA MOBILE HOME VIN #: 061118S6139.

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

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000189TDAXXX NOTICE IS HEREBY GIVEN, That TILGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon...

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000192TDAXXX NOTICE IS HEREBY GIVEN, That TILGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon...

FOURTH 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...

SECOND INSERTION

NOTICE TO CREDITORS RE: JAMES TAYLOR, Deceased, TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000189TDAXXX 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...

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000197TDAXXX NOTICE IS HEREBY GIVEN, That TILGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon...

FOURTH 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...

SECOND INSERTION

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.

SECOND 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. WARMUND, ET AL. DEFENDANT(S).

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs. TRAVIS COOPER; et al., Defendant(s).

SECOND 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.

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.

SECOND INSERTION

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.

SECOND INSERTION

NEW PORT RICHEY, FL 34652-5309 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on May 02, 2022, beginning at 11:00 AM.

SECOND 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.

SECOND 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.

SECOND 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, GRANTEEES, ASSIGNEES OR OTHER PERSONS CLAIMING BY THROUGH UNDER OR AGAINST JOAN MAGDALENE NEIDEL A/K/A JOAN M. NEIDEL, et al., Defendants.

SECOND 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.

SECOND INSERTION

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.

SECOND INSERTION

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.

SECOND 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, DEVISEES, 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, DEVISEES, 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: MRService@mccalla.com
 6919676; 21-00408-1
 April 8, 15, 2022 22-00593P

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. 2021CA000913CAAXWS PHH 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 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, DEVISEES, 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, DEVISEES, 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
 April 8, 15, 2022 22-00594P

SECOND 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, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF JOHN GRIEDER, JR, DECEASED, et al. Defendants.
 TO: UNKNOWN HEIRS, DEVISEES, 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

SECOND 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, DEVISEES, 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, DEVISEES, 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 demand 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: MRService@mccalla.com
 6919676
 21-00408-1
 April 8, 15, 2022 22-00628P

SECOND 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 Mortgagee 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;
 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

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, at 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
 March 25; April 1, 8, 15, 2022 22-00527P

FOURTH 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, at 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
 March 25; April 1, 8, 15, 2022 22-00527P

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, at 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
 March 25; April 1, 8, 15, 2022 22-00527P

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000184TDAXXX

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 #: 1604520
Year of Issuance: 06/01/2017

Description of Property:
18-25-16-0020-00300-0341
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

FOURTH 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

SECOND 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 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 GDLCLF4493708B

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
By: Kyle Melanson, Esq.
FBN 1017909
Our Case #: 20-000783-FIH-CML
April 8, 15, 2022

22-00596P

SECOND 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

FOURTH 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
JOSEPH 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

FOURTH 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 PGS 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

SECOND INSERTION

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

Case No. 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, 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

SECOND 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, ASSIGNEES, LIENORS, 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 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 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 JOACHIM HILTON, DECEASED

Last Known Address: 11317 Corey Pavin Lane, San Antonio, FL 33576

You are notified of an action to foreclose a mortgage on the following property in Pasco County:

LOT 54, AND THE WEST 1/2 OF LOT 55, TAMPA BAY GOLF AND TENNIS CLUB - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE(S) 135 THROUGH 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 11317 Corey Pavin Lane, San Antonio, FL 33576

The action was instituted in the Circuit Court, SIXTH Judicial Circuit in and for PASCO County, Florida; Case No.2022CA000385WS; and is styled ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. 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 JOACHIM HILTON, 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2021XX000179TDAXXX

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

Certificate #: 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

SECOND INSERTION

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

CASE NO.: 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 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@aldridgepите.com
1454-487B
April 8, 15, 2022

22-00631P

FOURTH 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

FOURTH 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