

PASCO COUNTY LEGAL NOTICES

PUBLIC NOTICE

The Board of Directors of Family Support Services of Suncoast, LLC, ("FSS") will hold its regular meeting electronically via Zoom at 11:30 a.m. on June 14, 2022, to discuss agency business. The web address for the meeting is https://bit.ly/3Nw1Nme. For more information or to RSVP, contact Carlos Cruz at (904) 265-8091 or Carlos.Cruz@fssnf.org. The meeting is open to the general public and public comments are welcomed. Any person requiring special accommodations to participate should advise FSS at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech impaired accommodations, please contact the Florida Relay Service, 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSS will provide auxiliary aids and services to deaf and hard of hearing clients and companions to allow for effective communication and participation in programs offered by FSS. These aids and services will be made available at no cost to the client or companion with advanced notification.

June 10, 2022 22-00995P

NOTICE OF PUBLIC SALE:

PETE'S TOWING AND RECOVERY gives notice that on 06/28/2022 at 10:00 AM the following vehicle(s) may be sold by public sale at 2600 U.S. HWY 19 HOLIDAY FLORIDA 34691 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

4T1BK46K47U525631  
2007 TOYT

June 10, 2022 22-00996P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022CP000583CPAXWS**  
**IN RE: ESTATE OF PATRICIA JANE WILKINSON Deceased.**

The administration of the estate of Patricia Jane Wilkinson, deceased, whose date of death was February 26, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 June 10, 2022.

**Personal Representative:**  
**Ashton F. Wilkinson**  
5650 Virginia Avenue  
New Port Richey, Florida 34659  
**Melissa Lynn Wilkinson**  
1850 Mourning Dove Drive  
Palm Harbor, Florida 34683

Attorney for Personal Representatives:  
/s/ Charles M. Tillman  
Charles M. Tillman, Jr.  
E-mail Addresses:  
ctillman@everist-tillman.com ,  
email@everist-tillman.com  
Florida Bar No. 485837  
Everist Tillman, PLLC  
915 1st Avenue North, Suite B St.  
Petersburg, Florida 33705  
Telephone: (727) 345-5700  
June 10, 17, 2022 22-00986P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 51-22-CP-0899-W5**  
**IN RE: ESTATE OF JOHN J. PELLIGRINI aka JOHN PELLIGRINI Deceased.**

The administration of the estate of John J. Pelligrini aka John Pelligrini, deceased, whose date of death was April 28, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of 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 THREE (3) MONTHS AFTER THE TIME 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 having claims or demands against 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 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 JUNE 10, 2022.

**Personal Representative:**  
**Michael D'Apice**  
13206 Norman Circle  
Hudson, FL 34669  
Attorney for Personal Representative  
David C. Gilmore, Esq.  
11699 Trinity Blvd.  
Trinity, FL 34655  
deg@davidgilmorelaw.com  
karen@davidgilmorelaw.com  
(727) 849-2296  
FBN 323111  
June 10, 17, 2022 22-00988P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2022-CP-000896**  
**Division PROBATE**  
**IN RE: ESTATE OF BRUCE ALLEN BATTEN a/k/a BRUCE A. BATTEN Deceased.**

The administration of the estate of BRUCE ALLEN BATTEN a/k/a BRUCE A. BATTEN, deceased, whose date of death was April 14, 2022, is pending in the Circuit Court of Pinellas 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 THREE (3) MONTHS AFTER THE TIME 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 having claims or demands against 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 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 June 10, 2022.

**Personal Representative:**  
**SCOTT W. BATTEN**  
1601 Logan Street  
Clearwater FL 33755  
Attorney for Personal Representative:  
THOMAS O. MICHAELS, ESQ.  
tomlaw@tampabayrr.com  
Florida Bar No. 270830  
Thomas O. Michaels, P.A.  
1370 Pinehurst Rd.  
Dunedin, FL 34698  
Telephone: 727-733-8030  
June 10, 17, 2022 22-00989P

FIRST INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on June 29th, 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

B4 Kevin Hair  
B7 Caprice Mitchell  
B41 Debra Lambdin  
B51 Vernon Lewis  
B186 Robin Bogdan  
B395 Carl W. Elam  
R16 Don MacClachlan

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

C229 Mackenzie Cardamone  
C260 David Browne  
C284 GabrielleCatalinaMartinez  
C290 Ilea Crawford  
F76 Robert Vuncannon  
F88 Belinda Hans  
F233 Scott Shaw  
F318 Anita Cresoe-Sanford

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

A51 Angelica Nason  
144 Juan Jose Rodriguez, Jr.  
June 10, 17, 2022 22-01003P

FIRST INSERTION

Notice is hereby given that ALEXANDER SALCEDO ADAMS, OWNER, desiring to engage in business under the fictitious name of SUNSTATE HANDYMAN SERVICES located at 10777 OLD SYCAMORE LOOP, LAND O LAKES, FLORIDA 34638 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 10, 2022 22-01001P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 28, 2022, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line June 17, 2022, at 6:00am and ending June 28, 2022, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit  
Joshua J Hughey 33  
Kenneth Kruse 210  
June 10, 17, 2022 22-01004P

FIRST INSERTION

Notice is hereby given that SOLID STATE CONSULTING, LLC, OWNER, desiring to engage in business under the fictitious name of RMA PROPERTY INSPECTIONS located at 16842 MIDSUMMER LN, SPRING HILL, FLORIDA 34610 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.

June 10, 2022 22-01000P

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that PARRISH PROPERTIES V, LLC, owner (sole-owner), desiring to engage in business under the fictitious name of HILLCREST RV RESORT located in Pasco County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 10, 2022 22-00997P

FIRST INSERTION

Notice is hereby given that JOSHUA A LOMBINO, OWNER, desiring to engage in business under the fictitious name of ANAKIN'S MEDIA PRODUCTION located at 4725 DEBBIE LN, LUTZ, FLORIDA 33559 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 10, 2022 22-01002P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of That 1 Painter North Tampa located at 36722 Goffaux Loop, in the County of Pasco, in the City of Zephyrhills, Florida 33541, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Zephyrhills, Florida, this 2nd day of June, 2022.  
NOBAP COLORS LLC  
June 10, 2022 22-00999P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Teamwork Pool Care located at 7931 Valmy Lane, in the County of Pasco, in the City of Port Richey, Florida 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Port Richey, Florida, this 2nd day of June, 2022.  
Kevin E. Anderson  
June 10, 2022 22-00998P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 28, 2022, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line June 17, 2022, at 6:00am and ending June 28, 2022, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Unit  
Jay Hunt B071  
Steven Melvin E023  
June 10, 17, 2022 22-01005P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 27, 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.  
0E026 - Goodwin, Teri; 0E053 - Bergeron, Dawn; 0E186 - Parker, Allison; 0E237 - miller, William

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.  
1010 - Nieves, johnathan; 1022 - levine, andrew; 1047 - Garren, Trisha; 1053 - Cruea, Danielle; 1054 - Tipton, Steve; 1055A - muniak, colby; 1067 - Pagan, Lisette; 1089 - rhodes, Tracy; 1107 - Stone, John; 1143 - Perez, Sara; 1146 - Palasky, John; 1156 - Morton, Joseph; 1171 - Williams-Cox, Renee; 2020 - Quinn, Scott; 2029 - Romanger, Joseph; 2052 - Brown Biyer, Ashlie; 2071 - Brandenburg, Tiffany; 2084 - Bunkoff, Joelle; 2099 - Stupp, Pamela; 2170 - Fueston, Gary; 2178 - Flack-Machuta, Marylynn; 2229 - Perez, Jeilyn; 3012 - Zange, Matthew; 3049 - Liss, Ashley; 3075 - grimes, faith; 3088 - Moore, Robert; 3098 - Dudley, Antonio; 3168 - Dukes, Christian; 3294 - Adams, Tiffany; 3298 - Gale, Marvin; 3310 - Sayers, Joshua; 3315 - Matthewson, Destiny

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.  
D0003 - Brianas, Penelope; D0010 - Weller, Robert; E1136 - Class A Electric LLC Lembo, Mario; E1183 - Long, Christopher; E1232 - osorno, Jonathan; E2216 - Sharpe, Dennis; E2273 - Shihadeh, Michael David; E2282 - Miano, Gary

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.  
11019 - Smith, Rhiannon; 11020 - Komorowski, Stephanie; 11021 - Mountjoy, Elizabeth; 11051 - Jones, Tiffany; 11057 - West, Ivan; 11297 - Dionne, Laurie; 11300 - BYRD, DANGELO; 12090 - thompson, joseph; 12153 - Carrasquillo, Julio; 12161 - Hawkins, Christopher; 12275 - Purificato, Charles; 13014 - Cruz, Jose; 13034 - MEIER, STEPHANIE; 13110 - Garner, Troy; 13139 - Brawner, Charmaine; 13143 - Dickerman, Simon; 13210 - Mcclanahan, Alizea; 3087 - Worsham, Larry; 3178 - Maske, Alyssa; 3425 - Jensen, Ben; 3481 - Bradley, Al; 3502 - Williams, Jerome; 3539 - MacDuffee, Richard; 4191 - Pople, Beverly; 4577 - Gibbs, Ashley; 4687 - Stillwagon, Emma; 4701 - White, Latiesha

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392  
Time: 10:30 AM  
Sale to be held at www.storagetreasures.com.  
1108 - Hamilton, Timothy; 2023 - Lockhart, Micheal; 2303 - Roberts, Jason

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.  
002 - Mealy, Todd; 021 - Tzimas, Athanasios; 072 - Scott, Tommy; 091 - Backus, Rob; 175 - soltes, Stephen; 184 - Trubey, Rachel; 199 - Atkinson, Michael; 206 - Smith, Willie; 248 - Atkinson, Michael; 277 - Harris, Carole; 422 - cespedes, Leah; 436 - Taylor, Darius; 449 - chambers, Rebecca; 528 - Ford, Kim Eugene; 531 - Marsden, Ricky; 609 - Wormuth, Sharon

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 29, 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 09:45 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 # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059  
Time: 09:45 AM  
Sale to be held at www.storagetreasures.com.  
2256 - Meyers, Kyle

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.  
E2284 - stiles, Amanda

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 Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

June 10, 17, 2022 22-00994P

**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**

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022CP000806  
IN RE: ESTATE OF  
SHU-JEN CHANG CHIEN  
Deceased.

The administration of the estate of SHU-JEN CHANG CHIEN, deceased, whose date of death was April 6, 2022, 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 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 June 10, 2022.

**Personal Representative:**

**CHU-CHUN CHIEN**  
12327 CORKFIELD LN  
ODESSA, Florida 33556

Attorney for Personal Representative:

Daniel de Paz  
Attorney  
Florida Bar Number: 108866  
110 Myrtle Ridge Road  
SUITE A  
Lutz, FL 33549  
Telephone: (813) 900-6205  
E-Mail: daniel@depaz.law  
June 10, 17, 2022 22-01012P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000412CPAXWS  
Division J

IN RE: ESTATE OF  
JAMES DOUGLAS SCOTT  
a/k/a JAMES SCOTT  
Deceased.

The administration of the estate of James Douglas Scott, 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, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 10, 2022.

**Personal Representative:**

**Eugene Scott**  
10803 Hale Street  
Port Richey, FL 34668

Attorney for Personal Representative:

Mark A. Rothman  
E-mail Addresses: info@orcaei.com  
Florida Bar No. 968609  
P.O. Box 1402  
Land O'Lakes, FL 34639  
Telephone: (855) 727-7279  
June 10, 17, 2022 22-00990P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 21-CP-000846  
IN RE: ESTATE OF  
ADAM RICHARD COLE  
a/k/a ADAM R. COLE,  
Deceased.

The administration of the estate of ADAM RICHARD COLE, also known as ADAM R. COLE, deceased, whose date of death was March 12, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 10, 2022.

**Signed on this 24th day of June, 2022.**

**s/ Julie A. Heidelmeier**

**JULIE A. HEIDELMEIER**

**Personal Representative**

13726 Moosehead Circle  
Hudson, Florida 34669

s/ Jamil G. Daoud  
JAMIL G. DAOUD  
Attorney for Personal Representative  
Florida Bar No. 25862  
Foley & Lardner LLP  
100 North Tampa Street, Ste. 2700  
Tampa, Florida 33602  
Telephone: (813) 229-2300  
Email: jdaoud@foley.com  
Secondary Email: lgarrard@foley.com  
June 10, 17, 2022 22-00987P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022CP000830CPAXES  
IN RE: THE ESTATE OF  
ROBERT E. SCHAFFER,  
Deceased.

The administration of the estate of Robert E. Schaffer, deceased, whose date of death was December 13, 2020, 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 attorneys are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 the 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 June 10, 2022.

**Personal Representative:**

**Vincent John Fecthel, III**

529 E. County Line Road

Lutz, Florida 33549

Attorney for Personal Representative:  
J. ERIC TAYLOR  
Florida Bar No. 885959  
Primary E-Mail: ttaylor@trenam.com  
Secondary E-Mail:  
chopper@trenam.com  
TRENAM, KEMKER, SCHARF,  
BARKIN,  
FRYE, O'NEILL & MULLIS, P.A.  
Post Office Box 1102 Tampa, FL 33601  
Telephone: (813) 223-7474  
Fax: (813) 229-6553  
Attorneys for the Petitioner  
June 10, 17, 2022 22-00993P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-CP-000297  
IN RE: ESTATE OF  
DUANE G. BALSLEY  
(A/K/A DUANE BALSLEY)  
Deceased.

The administration of the estate of Duane G. Balsley (a/k/a Duane Balsley), deceased, whose date of death was August 31, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Nikki Alvarez Sowles, Esq., Clerk & Comptroller, Attn: Probate Clerk, P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 June 10, 2022.

**Personal Representative:**

**Kathaleen Balsley**

5262 Schwartz Street

New Port Richey, Florida 34655

Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Phillip Saul, Esq.  
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) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
PSaul@BellLawFirmFlorida.com  
June 10, 17, 2022 22-00985P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-22-CP-0917-WS  
IN RE: ESTATE OF  
DEBRA A. CLIFFORD aka  
DEBRA ANN CLIFFORD  
Deceased.

The administration of the estate of Debra A. Clifford aka Debra Ann Clifford, deceased, whose date of death was May 3, 2022, and whose Social Security Number is N/A is pending in the Circuit Court of 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 THREE (3) MONTHS AFTER THE TIME 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 having claims or demands against 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 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 JUNE 10, 2022.

**Personal Representative:**

**Emily Ferrini**

16115 Ivy Lake Drive

Odessa, FL 33556

Attorney for Personal Representative:  
David C. Gilmore, Esq.  
11169 Trinity Blvd.  
Trinity, FL 34655  
dcg@davidgilmorrelaw.com  
karen@davidgilmorrelaw.com  
(727) 849-2296  
FBN 323111  
June 10, 17, 2022 22-01011P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512022CP000955CPAXWS  
Division I/J  
IN RE: ESTATE OF  
DORI SMITH-VANDER MEULEN  
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 DORI SMITH-VANDER MEULEN, deceased, File Number 512022C000955CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338; that the decedent's date of death was August 8, 2020; that the total value of the estate is \$14,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
JOHN TODD VANDER MEULEN  
6145 Emerald Drive  
New Port Richey, FL 34653

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 June 10, 2022.

**Person Giving Notice:**

**JOHN TODD VANDER MEULEN**

6145 Emerald Drive

New Port Richey, Florida 34653

Attorney for Person Giving Notice:  
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  
June 10, 17, 2022 22-00991P

## FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-CP000908AXWS  
IN RE: ESTATE OF  
DIANA E. RICHARDS,  
Deceased.

The administration of the estate of Diana E. Richards, deceased, whose date of death was May 5, 2022, 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 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 June 10, 2022.

**Personal Representative:**

**Cindy J. Richards**

5315 Magnolia Terrace

Fruitland Park, FL 34731-6024

Attorney for Personal Representative:  
Sabrina L. Casagrande, Esq.  
Florida Bar Number: 107163  
Stross Law Firm, P.A.  
1801 Pepper Tree Dr.  
Oldsmar, FL 34677  
Telephone: (813) 852-6500  
E-Mail: scasagrande@strosslaw.com  
Secondary E-Mail:  
vadams@strosslaw.com  
June 10, 17, 2022 22-01013P

## FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR  
PASCO COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
51-2020-CA-000629 WS

**THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF  
NEW YORK AS TRUSTEE FOR  
NATIONSTAR HOME EQUITY  
LOAN TRUST 2007-A,  
Plaintiff,**

**vs.  
JARRETT CASELLA, et al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 1, 2022 in Civil Case No. 51-2020-CA-000629 WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A is Plaintiff and JARRETT CASELLA, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5th day of July, 2022 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 74, THE OAKS AT RIVER RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 17 THROUGH 21, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
110 SE 6th Street, Suite 2400  
Fort Lauderdale, FL 33301  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 0146803  
6974740  
20-00351-4  
June 10, 17, 2022 22-00982P

## FIRST INSERTION

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

**CASE NO. 51-2022-CA-001194WS  
ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC.,  
Plaintiff,vs.**

**ANY AND ALL UNKNOWN  
PARTIES CLAIMING BY,  
THROUGH, UNDER, AND  
AGAINST THE ESTATE OF RALPH  
R. STEELE, 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 RALPH R. STEELE, 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:  
LOT 31, WOODLAND HILLS,  
ACCORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 8, PAGE 70  
AND 71, PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you 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 July 11, 2022, a date which is within thirty (30) days after the first publication 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 6th day of June, 2022.

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

Submitted by:  
MCCALLA RAYMER  
LEIBERT PIERCE, LLC  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Email: MRService@mccalla.com  
22-00259-1  
June 10, 17, 2022 22-00980P

## FIRST INSERTION

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

**Case No. 51-2019-CA-001505-WS**

**Division J2**

**U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST  
Plaintiff, vs.  
DOUGLAS E. GREAR, BECKY  
J. GREAR AND UNKNOWN  
TENANTS/OWNERS,  
Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 19, 2022, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOT 1, BAILEY'S BLUFF ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 89, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3131 BLUFF BOULEVARD, HOLIDAY, FL 34691; 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 August 4, 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 7th day of June, 2022  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff

Invoice to:  
David R. Byars  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
318000/1910041/DRB  
June 10, 17, 2022 22-00977P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No. 2020-CA-1832-WS Division J3

**ALL CREDIT CONSIDERED MORTGAGE, INC., Plaintiff, vs. PAMELA FELECIA MITCHELL, And LONG LAKE RANCH MASTER ASSOCIATION, INC. Defendants.**

NOTICE IS HEREBY GIVEN, that the property described below will be sold pursuant to the Final Judgment of Foreclosure dated May 24, 2022, in the above-styled cause, in the manner provided by Section 45.031, Florida Statutes, and as follows:

- a. A description of the property being sold, to wit: LOT 32, BLOCK 17 OF LONG LAKE RANCH VILLAGE 6 PARCEL A, ACCORDING TO THE PLAT: thereof recorded in Plat Book 71, pages 78 through 81, of the Public Records of Pasco County, Florida. Parcel ID: 28 26 18 0070 01700 0320
- b. Time and place of sale: August 17, 2022, to the highest bidder for cash, at the courthouse located at Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, Florida, by electronic sale beginning at 11:00 a.m. on the prescribed date at www.pasco.realforeclose.com.
- c. The sale will be made pursuant to the Final Judgment of Foreclosure entered on May 24, 2022.
- d. The caption of this action is: All Credit Considered Mortgage,

Inc. v. Pamela Felecia Mitchell and Long Lake Ranch Master Association, Inc., Pasco County Case No. 2020-CA-1832-WS. e. The name of the clerk making the sale: Nikki Alvarez-Sowles, Clerk of the Circuit Court. f. 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: June 1, 2022.

s/ Eileen O'Malley Eileen O'Malley, Esq. Attorney for Plaintiff Fla. Bar 13816

Korshak & Associates, P.A. 950 S. Winter Park Dr., Suite 320 Casselberry, FL 32707 Tel.: (407) 855-3333 Fax: (407) 855-0455 Primary email: eomalley@korshaklaw.com Secondary email: shg@korshaklaw.com June 10, 17, 2022 22-00979P

FIRST INSERTION

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

**CASE #: 2021CC002931CCAXWS Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.- Robert W. Birkenhauer a/k/a Robert Birkenhauer; Unknown Spouse of Robert W. Birkenhauer a/k/a Robert Birkenhauer; Lisa Stout Bail Bonds Inc.; Palmetto Surety Corporation; Suncoast Credit Union f/k/a Suncoast Schools Federal Credit Union; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2021CC002931CCAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Robert W. Birkenhauer a/k/a Robert Birkenhauer are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on June 27, 2022, the following described property as set forth in said Final Judgment, to-wit:

TRACT 271 OF THE UNRECORDED PLAT PARKWOOD ACRES SUBDIVISION, UNIT THREE, BEING FURTHER DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; GO THENCE NORTH 89 DEG 17'04" WEST, ALONG THE

NORTH LINE OF SAID SECTION 36, A DISTANCE OF 600.0 FEET; THENCE SOUTH 00 DEG 58'50" WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 00 DEG 58'50" WEST A DISTANCE OF 100.0 FEET; THENCE NORTH 89 DEG 17'04" WEST, A DISTANCE OF 200.0 FEET; THENCE NORTH 00 DEG 58'50" EAST, A DISTANCE OF 100.0 FEET THENCE SOUTH 89 DEG 17'04" EAST, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING. LESS THE EAST 15' THEREOF FOR UTILITY EASEMENTS. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1996, MAKE: JACOBSON/CLASSICAL, VIN#: JACFL16675A AND VIN#: JACFL16675B.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 21-324890 F01 CXE June 10, 17, 2022 22-01010P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 2022CA001209CAAXWS WELLS FARGO BANK, N.A. Plaintiff, vs. THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF HANS WOLF A/K/A HANS J. WOLF, DECEASED, ETAL. Defendants.**

TO: THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF HANS WOLF A/K/A HANS J. WOLF, DECEASED Current Residence Unknown, but whose last known address was: 11331 STONEYBROOK PATH, PORT RICHEY, FL 34668-2068 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida, to-wit: LOT 437, BEAR CREEK SUBDIVISION UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 9, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before July 11, 2022 or within thirty (30)

days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 7th day of June, 2022. Nikki Alvarez-Sowles, Esq. - AES Clerk of the Circuit Court By: Kelly Jeanne Symons Deputy Clerk

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 1000007718 June 10, 17, 2022 22-00975P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA **CASE NO: 22-CC-0243 RIVER RIDGE COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARK R. HALAMA and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**

TO: MARK R. HALAMA YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, RIVER RIDGE COUNTRY CLUB HOMEOWNERS' ASSOCIATION INC., herein in the following described property: Lot 121, ROVER RIDGE COUNTRY CLUB, PHASE 1, UNIT 2-A, according to the map or plat thereof recorded in Plat Book 36, Pages 78-79, of the Public Records of Pasco County, Florida. With the following street address: 7625 Weston Court, New Port Richey, Florida, 34654.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL 34698, within thirty (30) days after the first publication July 1, 2022 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.

WITNESS my hand and the seal of this Court on day of June 04, 2022. Nikki Alvarez-Sowles, Esquire Clerk and Comptroller By: /s/ Deputy Clerk Cianfrone, Nikoloff, Grant & Greenberg, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 June 10, 17, 2022 22-00973P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.: 2022CA001067CAAXWS BANK OF AMERICA, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROLE K. HARTOUGH, DECEASED; et al., Defendant(s).**

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Carole K. Hartough, Deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: UNIT NUMBER 111, BUILDING A, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE ORCHARDS OF RADCLIFFE, A CONDOMINIUM PHASE I, DATED DECEMBER 14, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGES 549-605 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH ALL APPURTENANCES THERETO DESCRIBED IN THE AFORESAID DECLARATION OF CONDOMINIUM AND ANY FUTURE AMENDMENTS RE-

CORDED THERETO. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE I PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before June 11, 2022 and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on June 7, 2022.

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

ALDRIDGE | PITE, LLP Plaintiff's attorney 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 1092-11858B June 10, 17, 2022 22-00972P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION **CASE No. 2022CA000923CAAXWS NAVY FEDERAL CREDIT UNION Plaintiff, vs. TANNA A. HALFACRE, et al. Defendants.**

TO: UNKNOWN SPOUSE OF TANNA A. HALFACRE LAST KNOWN ADDRESS 11005 TAFT DR PORT RICHEY, FL 34668 TANNA A. HALFACRE LAST KNOWN ADDRESS 11005 TAFT DR PORT RICHEY, FL 34668

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 154, BROWN ACRES UNIT FIVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 77, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 11005 TAFT DR, 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 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 July 11, 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 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: June 2, 2022.

CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. P.O. Drawer 338 New Port Richey, Florida 34656-0338 By: Kelly Jeanne Symons

Kass Shuler, P.A. plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 110650/2218461/and June 10, 17, 2022 22-00978P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION **CASE NO. 2022-CC-00211-ES OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC. Plaintiff, vs. TRUONG HO, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.**

TO: Truong Ho 24904 Panacea Court Lutz, FL 33559 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on October 2, 2020, in Official Records Instrument#: 2020164777, in the Public Records of Pasco County, on the following property located in Pasco County, Florida. ADDRESS: 24904 Panacea Court, Lutz, Florida 33559. LEGAL: Lot 54, of OAK GROVE PHASES 4B and 5B, according to the Plat thereof as recorded in Plat Book 50, Pages 98 through 103, of the Public Records of Pasco County, Florida. A Foreclosure Complaint has been filed

against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before July 1, 2022 and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. DATED this day of Jun 04, 2022 Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 Truong Ho 24904 Panacea Court Lutz, FL 33559 June 10, 17, 2022 22-00976P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: **CASE NO.: 51-2019-CA-001384-CAAX-ES BAYVIEW LOAN SERVICING, LLC N/K/A COMMUNITY LOAN SERVICING, LLC., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE J. DYKAS JR.; JUSTIN DYKAS; UNKNOWN SPOUSE OF THEODORE J. DYKAS JR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 3rd day of June 2022, and entered in Case No. 51-2019-CA-001384-CAAX-ES, of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein BAYVIEW LOAN SERVICING, LLC N/K/A COMMUNITY LOAN SERVICING, LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THEODORE J. DYKAS JR JUSTIN DYKAS UNKNOWN TENANT N/K/A TANYA DYKAS; and UNKNOWN SPOUSE OF THEODORE J. DYKAS JR IN POSSESSION OF THE SUBJECT PROPERTY are defendants. NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash, on the 18th day of August 2022 at 11:00 AM on PASCO County's Public Auction website: www.pasco.realforeclose.com, pursuant to judgment or order of the Court, in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, RUN NORTH 89°41'32" WEST, 783.0 FEET, THENCE PARALLEL TO THE EAST LINE OF SAID SW 1/4, NORTH 0°20'02" WEST, 27.50 FEET TO A WIRE FENCE FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°20'02" WEST, 628.50 FEET TO THE NORTH LINE OF THE SOUTH 41 ACRES OF SAID SW 1/4, THENCE ALONG SAID LINE NORTH 89°41'32" WEST, 346.0 FEET, THENCE SOUTH 0°20'02" EAST, 630.62 FEET TO A FENCE LINE, THENCE ALONG SAID FENCE NORTH 89°57'23" EAST, 346.0 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES TOGETHER WITH AN INGRESS-EGRESS EASEMENT

OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, RUN NORTH 89°41'32" WEST, 783.0 FEET, THENCE PARALLEL TO THE EAST LINE OF SAID SW 1/4 NORTH 0°20'02" WEST, 27.50 FEET TO A WIRE FENCE, THENCE ALONG SAID FENCE SOUTH 89°57'23" WEST, 346.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'23" WEST, 1589.16 FEET TO THE WEST LINE OF SAID SW 1/4, THENCE ALONG SAID LINE NORTH 0°24'11" WEST, 25.0 FEET, THENCE NORTH 89°57'23" EAST, 1589.19 FEET, THENCE SOUTH 0°20'02" EAST, 25.0 FEET TO THE POINT OF BEGINNING. Property Address: 41305 DYKAS LN, DADE CITY, FL 33525

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 6th day of June 2022.

By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 19-00736 June 10, 17, 2022 22-00974P

FIRST INSERTION

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

**CASE NO. 2022-CC-000220-ES OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC. Plaintiff, vs. ANDRE SPRINGER, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.**

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pasco County, Florida, described as:

Lot 26, of OAK GROVE, PHASE 2, according to the plat thereof as recorded in Plat Book 39, Pages 10-16, of the Public Records of Pasco County, Florida, at public sale, to the high-

est and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 12th day of July, 2022.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator; 14250 49th Street North, Clearwater, Florida 33762 (727) 453-7163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

DATED this 8th day of June, 2022. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff June 10, 17, 2022 22-01009P

FIRST INSERTION

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

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

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE JEAN M. MARTIN REVOCABLE TRUST DATED FEBRUARY 23, 1998 Last Known Address: 13005 PARKWOOD ST, HUDSON, FL 34669 Current Residence Unknown UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARLENE SABOLINK Last Known Address: 13005 PARKWOOD ST, HUDSON, FL 34669 Current Residence Unknown

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: TRACT 156 OF THE UNRECORDED PLAT OF PARKWOOD ACRES, UNIT 1, FURTHER DESCRIBED AS COMMENCING AT THE SE CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; GO THENCE N 89° 17' 34" W, AND ALONG THE S. LINE OF AFORESAID SECTION 36, A DISTANCE OF 425 FEET; THENCE N 00° 59' 56" E., A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING;

AND 98, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 2817 Narcissus Drive, Holiday, FL 34691

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days July 11, 2022 from the date of first publication, 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.

DATED this 6th day of June, 2022. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Kelly Jeanne Symons Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 21-007571-1 June 10, 17, 2022 22-00984P

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows: ALL THE CERTAIN LAND SITUATED IN COUNTY OF PASCO, STATE OF FLORIDA, VIZ: LOT 348, HOLIDAY LAKES WEST UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 97

AND 98, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 2817 Narcissus Drive, Holiday, FL 34691

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

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

WITNESS my hand and the seal of this Court this \_\_\_ day of JUN 07 2022. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court By JR Sorrell As Deputy Clerk

DeCubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 21-00014 June 10, 17, 2022 22-01006P

FIRST INSERTION

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

**CASE NO. 2022-CA-001004 STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-BC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. EDWARD R. CLEMENS; ET AL., Defendant(s).**

TO: EDWARD R. CLEMENS Last Known Address 17801 130TH AVE N JUPITER, FL 33478 Current Residence is Unknown DIANE D. CLEMENS Last Known Address 17801 130TH AVEN LOT 61 JUPITER, FL 33478 Current Residence is Unknown

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

LOT 9, HERITAGE LAKE PHASE-I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 118 THROUGH 120 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LOT 9, HERITAGE LAKE PHASE-I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 118 THROUGH 120 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

LOT 8, TURTLE LAKES UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 the seal of this Court this 6th day of June, 2022. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Kelly Jeanne Symons Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 21-007571-1 June 10, 17, 2022 22-00984P

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

LOT 8, TURTLE LAKES UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

WITNESS my hand and the seal of this Court this 6th day of June, 2022. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court By JR Sorrell As Deputy Clerk

DeCubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 21-00014 June 10, 17, 2022 22-01006P

FIRST INSERTION

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

**CASE NO. 2019CA003624CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. NELSON LUIS REBELO ET AL., DEFENDANTS.**

TO: UNKNOWN SPOUSE OF DENNIS NEVAREEZ PAGAN Last Known Address: 1024 Dockside Drive, Lutz, FL 33559 Current Residence: UNKNOWN

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

LOT 8, TURTLE LAKES UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 the seal of this Court this 6th day of June, 2022. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Circuit Court By: Kelly Jeanne Symons As Deputy Clerk

22FL373-0086-1 June 10, 17 2022 22-00983P

FIRST INSERTION

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

**CASE NO. 51-2022-CA-000395 WS MIDFIRST BANK, Plaintiff, vs. ERMA WOODS A/K/A ERMA S. WOODS-SCHULTZ A/K/A ERMA SUE SCHULTZ, et al. Defendants.**

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

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

LOT 1473, PLUS THE EASTERLY TEN FEET OF LOT 1474, BEACON SQUARE UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 70, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

published against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayerm Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before July 11, 2022, a date which is within thirty (30) days after the first

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 21-00420-1 June 10, 17, 2022 22-00981P

22FL373-0086-1 June 10, 17 2022 22-00983P

FIRST INSERTION

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

**CASE NO. 2022-CA-000395 WS MIDFIRST BANK, Plaintiff, vs. ERMA WOODS A/K/A ERMA S. WOODS-SCHULTZ A/K/A ERMA SUE SCHULTZ, et al. Defendants.**

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

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

LOT 1473, PLUS THE EASTERLY TEN FEET OF LOT 1474, BEACON SQUARE UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 70, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

published against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayerm Leibert Pierce, LLC, Morgan B. Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before July 11, 2022, a date which is within thirty (30) days after the first

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 21-00420-1 June 10, 17, 2022 22-00981P

22FL373-0086-1 June 10, 17 2022 22-00983P

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

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

Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer



SAVE TIME

E-mail your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 51-22-CP-636-WS  
IN RE: ESTATE OF  
JIMMY E. STICHER  
Deceased.

The administration of the estate of Jimmy E. Sticher, deceased, whose date of death was February 16, 2022, 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 June 3, 2022.

Personal Representative:

**Caron Capizzano**  
5548 Flora Avenue.  
New Port Richey, FL 34652  
Attorney for Personal Representative:  
David A. Hook, Esq.  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
New Port Richey, Florida 34652  
courtservice@elderlawcenter.com  
June 3, 10, 2022 22-00945P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY FLORIDA  
PROBATE DIVISION  
File No. 22-CP-00072-WS  
IN RE: ESTATE OF  
SANDRA LEE WHEELER  
a/k/a SANDRA L. WHEELER  
a/k/a SANDRA LEE TRUE  
Deceased.

The administration of the estate of SANDRA L. WHEELER a/k/a SANDRA LEE WHEELER a/k/a SANDRA LEE TRUE, deceased, whose date of death was December 31, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Clerk of the Court, P.O. Box 338, New Port Richey, FL 34656-0338, Attn: Probate Division. 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 June 3, 2022.

Personal Representative:

/s/ Spiro J. Verras  
**Spiro J. Verras**  
31640 U.S. Hwy 19 N., Ste 4.  
Palm Harbor, FL 34684  
Attorney for Personal Representative:  
/s/ Spiro J. Verras  
Spiro J. Verras, Esq.  
Attorney  
Florida Bar Number: 479240  
Verras Law, P.A.  
31640 U.S. Highway 19 N., Suite 4  
Palm Harbor, Florida 34684  
Telephone: (727) 493-2900  
Fax: (888) 908-5750  
E-Mail: spiro@verras-law.com  
Secondary E-Mail:  
contact@verras-law.com  
June 3, 10, 2022 22-00948P

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.: 2022-CA-000040  
ESTANCIA AT WIREGRASS  
MASTER PROPERTY OWNERS  
ASSOCIATION, INC.,  
Plaintiff, vs.  
ANTWAN ROBERTSON, et al.,  
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated May 25th, 2022, in Case No.: 2022-CA-000040, of the Circuit Court in and for Pasco County, Florida, wherein ESTANCIA AT WIREGRASS MASTER PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff and ANTWAN ROBERTSON, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Fla. Stat. at 11:00 a.m., on July 25th, 2022, the following described property set forth in the Order of Final Judgment:

Lot 4, in Block 110, of ESTANCIA PHASE 4, according to the Plat thereof, as recorded in Plat Book 77, Page 32, 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 within 60 days after the sale.

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

Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)847-8110 (V) for proceedings in New Port Richey; (352) 521- 4274, ext. 8110 (V) for proceedings in Dade City at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

By: /s/ Jennifer L. Davis  
JENNIFER L. DAVIS, ESQUIRE  
Florida Bar No.: 879681  
ARIAS BOSINGER, PLLC  
280 W. Canton Avenue, Suite 330  
Winter Pak, FL 32789  
(407) 636-2549  
June 3, 10, 2022 22-00933P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY FLORIDA  
PROBATE DIVISION  
File No.  
512022CP000449CPAXWS  
Division Probate  
IN RE: ESTATE OF  
GILLIAN C MILEWITZ  
Deceased.

The administration of the estate of Gillian C Milewitz, deceased, whose date of death was January 16, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 June 3, 2022.

Personal Representative:

**Kelly Luke**  
200 W. Manchester Road  
Syracuse, New York 13219  
Attorney for Personal Representative:  
Robert F. Baldwin, Jr.  
E-mail Addresses:  
rbaldwin@bsfattorneys.com,  
rfb0925@hotmail.com  
Florida Bar No. 0357261  
Baldwin, Sutphen & Frateschi, PLLC  
126 North Salina Street, Suite 400  
Syracuse, New York 13202  
Telephone: (315) 477-0100  
June 3, 10, 2022 22-00947P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-856  
IN RE: ESTATE OF  
DONNA ANN GLOOR, aka  
DONNA A. GLOOR  
Deceased.

The administration of the estate of DONNA ANN GLOOR, also known as DONNA A. GLOOR, deceased, whose date of death was March 14, 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: June 3, 2022.

Signed on this 9th day of May, 2022.

DANIEL GLOOR

**Personal Representative**  
6790 E Stacy Street  
Florence, AZ 85132  
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  
June 3, 10, 2022 22-00943P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 22-CP-000638  
Division Probate  
IN RE: ESTATE OF  
BLANCHE B. FIERSTEIN  
Deceased.

The administration of the estate of Blanche B. Fierstein, deceased, whose date of death was October 29, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco: 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 3, 2022.

Personal Representative:

**Robert Fred Fierstein**  
Attorney for Personal Representative:  
/s/ Debra A. Faulkner  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
Burke Faulkner Law, P.A.  
3937 Tampa Road #2  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
E-Mail:  
debbie@burkefaulknerlaw.com  
Secondary E-Mail:  
henri@burkefaulknerlaw.com  
June 3, 10, 2022 22-00963P

SECOND INSERTION

The Storage Place Hudson  
Public Notice  
Notice Of Sale

The Storage Place - Hudson 14615 US Highway 19 Hudson, FL. 34667 727-619-8090 Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lein for rent and fees due in accordance e with Florida Statute: Self Storage Act, Sections 83. 806 & 83.807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

I-40 Adolph Nowezki  
I-47 Cheryl Brady  
I-48 Hajialiulu Tracy  
O-32 Aaron Bradley Maverick  
1987 Chevy Winnebago. Vin #1GBJP-37W7H3320202

Your goods will be sold or disposed of on June 14th 2022  
June 3, 10, 2022 22-00965P

FOURTH INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-CP-440 WS  
IN RE: ESTATE OF  
EDWARD PRESTON, aka  
EDWARD ROY PRESTON  
Deceased.

TO: JONATHAN PRESTON  
Unknown

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 6.20.2022, 2022, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 17 day of May, 2022.  
Nikki Alvarez-Sowles, Esq.  
As Clerk of the Court  
By: Thomas Haines  
As Deputy Clerk  
May 20, 27; June 3, 10, 2022  
22-00865P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No.:  
2022CP000665CPAXWS  
IN RE: ESTATE OF  
CHRISTINA HIGGINS-MILLER,  
Deceased.

The administration of the estate of CHRISTINA HIGGINS-MILLER, deceased, whose date of death was January 17, 2022, 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 June 3, 2022.

DENISE GREER

9531 Pat Street  
Hudson, Florida 34669  
/s/ Richard D. Green  
Richard D Green, Esquire  
FLA BAR 205877  
Attorney for Personal Representative  
1010 Drew Street  
Clearwater, Florida 33755  
(727) 441-8813  
Email: richglaw@aol.com  
Email: kdileone@greenlawoffices.net  
June 3, 10, 2022 22-00944P

SECOND INSERTION

Affordable Secure Storage -Hudson  
Public Notice  
Notice Of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lein for rent and fees due in accordance e with Florida Statute: Self Storage Act, Sections 83. 806 & 83.807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.  
J14: Lynn Smith

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www. storagetreasures.com ON June 18th AT OR AFTER: 11:00 AM. EST.  
June 3, 10, 2022 22-00966P

SECOND INSERTION

Notice of Public Sale

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

The undersigned will sell at public sale by competitive bidding on the 18th day of June 2022  
at 09:00 AM, on the premises where said property has been stored and which is located at :

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

THE FOLLOWING:

Jennifer Panagos  
Unit 065  
Household Good

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated party.  
June 3, 10, 2022 22-00951P

SECOND INSERTION

SALE NOTICE

In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.  
21731 State Road 54 Lutz, FL 33549  
813-948-0185

Customer Name	Inventory
Sara Machado	Hsld gds/Furn
Makailee Wilson	Hsld gds/Furn
James Bruce	Hsld gds/Furn
Pewter Plumbing	Hsld gds/Furn
Dean Joslin	Hsld gds/Furn
Ted Christian	Hsld gds/Furn
Ted Christian	Hsld gds/Furn

And, due notice having been given, to the owner of said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at a public auction to be held online at www. StorageTreasures.com, which will end on Monday, 6/27/2022, 10:00 AM. Any questions regarding the above information are to be addressed to the manager of this facility at the phone number shown above. Manager must secure an original copy of the ad by either obtaining a tearsheet directly from the newspaper or by purchasing a copy of the newspaper.

John Osborne  
Manager Signature  
June 3, 10, 2022

22-00950W

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-000739  
Division Probate  
IN RE: ESTATE OF  
BEVERLY MAY BAKER  
Deceased.

The administration of the estate of BEVERLY MAY BAKER, deceased, whose date of death was March 28, 2022, 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 and a mailing address of P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 3, 2022.

Personal Representative:

**Gregory Baker**  
208 West Hanna Ave.  
Tampa, FL 33604  
Attorney for Personal Representative:  
Derek S. Lucas, Esq.  
Busciglio Sheridan Schoeb, PA  
3302 N. Tampa Street,  
Tampa, FL 33603  
June 3, 10, 2022 22-00942P

THIRD INSERTION

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

Case No.: 51-2011-DR-2208-WS  
**TERESA HALL,  
Petitioner/Former Wife, and  
MARK C. HALL,  
Respondent/Former Husband.**

To: Mark C. Hall  
Last Known Address: 1839 Lenawee Loop Apt 208, Port Richey, FL. 34655

YOU ARE NOTIFIED that an action for Motion for Contempt, Enforcement as to Support and Motion for Money Judgment or Writ of Possession has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, Teresa Hall, mailed to their attorney Erin C. Catey, Esq., Catey & Maguire Law, P.L.L.C., 8018 Old County Road 54, New Port Richey, Florida 34653, on or before 6-27-2022, and file the original with the clerk of this Court, at 7530 Little Road, New Port Richey, Florida, 34654, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 lawsuit will be mailed or e-mailed to the addresses 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: MAY 24 2022

Nikki Alvarez-Sowles, Esq.  
Clerk & Comptroller  
CLERK OF THE CIRCUIT COURT  
By: JR Sorrell  
Deputy Clerk  
May 27; June 3, 10, 17, 2022  
22-00919P

## THIRD INSERTION

## NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 14th day of January, 2022, in the cause wherein Suncoast Credit Union, was Plaintiff, and Dale G Lewis Sr AKA Dale Lewis was Defendant, being case number 2019CA001809CAAXES in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Dale G Lewis Sr, AKA Dale Lewis in and to the following described property, to wit:

ONE WHITE 2011 TOYOTA HIGHLANDER,  
VIN # 5TDYK3EH0BS030807

I shall offer this property for sale "AS IS" on Thursday, June 23, 2022 at 10:00 AM, or as soon thereafter as possible, at Crockett's Towing, 13601 US 41, Spring Hill, Florida 34610 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: Sgt John Dill Deputy Sheriff

May 27; June 3, 10, 17, 2022

22-00918P

## SECOND INSERTION

## NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Hillsborough County Civil court, court of Hillsborough county, Florida on the 3rd day of January, 2022, in the cause wherein GROW FINANCIAL FEDERAL CREDIT UNION, was Plaintiff, and DILMA TAVARES DIAZ, was Defendant, being case number 21CC081683/M in said Court.

I, Chris Nocco, as Sheriff of Pasco county, Florida have levied upon all the right, title, and interest of the defendant, DILMA TAVARES DIAZ, in and to the following described property, to wit:

ONE GRAY 2018 HYUNDAI ELANTRA, VIN# 5NPD74LF5JH295363

I shall offer this property for sale "AS IS" on Thursday, June 28, 2022 at 10:00 AM, or as soon thereafter as possible, at Crockett's Towing, 13601 US 41, Spring Hill, Florida 34610 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: Cpl David Peltz Deputy Sheriff

June 3, 10, 17, 24, 2022

22-00962P

## SECOND INSERTION

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

CASE NO.: 2017CA000500CAAXES  
PINGORA LOAN SERVICING, LLC,  
Plaintiff, vs.

ANGEL MONIQUE WRIGHT, et al,  
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 5, 2022, and entered in Case No. 2017CA000500CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Pingora Loan Servicing, LLC, is the Plaintiff and Angel Monique Wright, Meadow Pointe North Community Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the June 21, 2022 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2 IN BLOCK 8 OF MEADOW POINTE IV PARCEL "I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 132, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 4442 FENNWOOD COURT, WESLEY CHAPEL, FL 33543

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 27 day of May, 2022.  
By: /s/ Charline Calhoun  
Florida Bar # 16141  
Albertelli Law  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
CT-17-001013

June 3, 10, 2022 22-00932P

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA.  
CASE No. 2021CA001806CAAXES  
REVERSE MORTGAGE FUNDING  
LLC,  
Plaintiff, vs.

UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEE, AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF JOHNNIE M.  
WIGGINS AKA JOHNNIE MAE  
WIGGINS, DECEASED, et. al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA001806CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHNNIE M. WIGGINS AKA JOHNNIE MAE WIGGINS, DECEASED, et. al., are Defendants, Clerk of the Circuit Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 18th day of July, 2022, the following described property:

LOT 1, BLOCK A, TRILBY

MANOR, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 150, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 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, 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 this 27th day of May, 2022.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE  
700 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
karissa.chin-duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
58341.1002 / AJBruhn  
June 3, 10, 2022 22-00937P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY  
FLORIDA

PROBATE DIVISION  
File No. 51-2022-CP-0633-WS  
IN RE: ESTATE OF  
WARREN W. DUNPHY  
Deceased.

The administration of the estate of Warren Dunphy, deceased, whose date of death was February 19, 2022, 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 June 3, 2022.

Personal Representative:  
Neil Enerson  
5041 Galleon Court  
New Port Richey, Florida 34652  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail:  
ryan@FLProbateTrustLaw.com  
Secondary E-Mail:  
stacey@FLProbateTrustLaw.com  
June 3, 10, 2022 22-00949P

## SECOND INSERTION

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

Case No.:  
51-2022-CP-000512-CPAXES  
Division: PROBATE  
IN RE: ESTATE OF  
BARRY A. BUSTILLO  
Deceased.

The administration of the estate of Barry A. Bustillo, deceased, whose date of death was January 16, 2021, is pending in the Sixth Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656.

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

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

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

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

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

The date of first publication of this Notice is June 3, 2022.

Personal Representative:  
Carol J. Deacon  
10820 State Road 54, Suite 202  
Trinity, FL 34655  
Attorney for  
Personal Representative:  
STEPHEN R. WILLIAMS  
Attorney  
Florida Bar Number: 748188  
WILLIAMS & ACKLEY PLC  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
June 3, 10, 2022 22-00971P

## SECOND INSERTION

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

PROBATE DIVISION  
File No. 2022-CP-846  
IN RE: ESTATE OF  
ARTHUR R. CUMINGS  
Deceased.

The administration of the estate of ARTHUR R. CUMINGS, deceased, whose date of death was April 2, 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 June 3, 2022.

Personal Representative:  
CAROL J. DEACON  
10820 State Road 54, Suite 202  
Trinity, FL 34655  
Attorney for  
Personal Representative:  
STEPHEN R. WILLIAMS  
Attorney  
Florida Bar Number: 748188  
WILLIAMS & ACKLEY PLC  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
June 3, 10, 2022 22-00971P

## SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 2022CP000834CPAXES

PROBATE  
IN RE: ESTATE OF  
DUANE L. GARDNER,  
Deceased.

The administration of the estate of DUANE L. GARDNER, deceased, whose date of death was July 1, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 3, 2022.

Personal Representative:  
Bruce Marger  
c/o BATTAGLIA, ROSS,  
DICUS, MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
Bruce Marger  
BATTAGLIA, ROSS, DICUS &  
MCQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33701  
(727) 381-2300  
FBN: 50380  
Primary Email: bmarg@brdwlaw.com  
Secondary Email:  
probatecasemgr@brdwlaw.com  
June 3, 10, 2022 22-00941P

## SECOND INSERTION

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

CASE No.

2018-CA-003711-CAAX-WS  
WVMF FUNDING, LLC,  
Plaintiff, vs.  
UNKNOWN SPOUSE, HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, AND  
ALL OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF JANE PARDUCCI,  
DECEASED, et. al.  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018-CA-003711-CAAX-WS of the Circuit Court of the 6th 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, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JANE PARDUCCI, DECEASED, et. al., are Defendants, Clerk of the Circuit Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at, WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 18th day of July, 2022, the following described property:

LOT 5, AKA 215, VILLA DEL RIO, PHASE III, BEING FURTHER DESCRIBED AS:  
A PORTION OF LOTS 213, 214, AND 215, VILLA DEL RIO-UNIT THREE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGES 71, 72 AND 73, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF SAID VILLA DEL RIO-UNIT THREE; THENCE RUN ALONG THE WESTERLY BOUNDARY

LINE OF SAID VILLA DEL RIO-UNIT THREE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAN RAFAEL AVENUE (TRACT "B"), NORTH 00 DEGREES 37' 00" EAST, 121.58 FEET; THENCE SOUTH 89 DEGREES 23' 00" EAST, 164.40 FEET; THENCE NORTH 00° 37' 00" EAST, 124.33 FEET TO THE POINT OF BEGINNING; CONTINUE NORTH 00° 37' 00" EAST, 38 FEET; THENCE SOUTH 89° 23' 00" EAST 85.28 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RHONE DRIVE (TRACT "B"), SOUTH 00 DEGREES 37' 00" WEST, 38.00 FEET; THENCE NORTH 89 DEGREES 23' 00" WEST, 85.28 FEET TO THE POINT OF BEGINNING

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 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, 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 this 27th day of May, 2022.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH, SUITE  
700 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
Telephone: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
karissa.chin-duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
36615.0102 / AJBruhn  
June 3, 10, 2022 22-00936P

## SECOND INSERTION

GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF LARRY B. WILLIAMS A/KIA LARRY WILLIAMS, DECEASED (RESIDENCE UNKNOWN) DAISY LEE WILLIAMS 1925 Glenwood Avenue SE, Unit 211 Atlanta, GA 30316 UNKNOWN SPOUSE OF DAISY LEE WILLIAMS (RESIDENCE UNKNOWN) UNKNOWN SPOUSE OF LARRY B. WILLIAMS NK.IA LARRY WILLIAMS (RESIDENCE UNKNOWN) YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property:

COMMENCE 677.79 FEET SOUTH AND 112.26 FEET WEST OF THE NORTH-EAST CORNER OF SW 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AT A POINT MARKED BY A CONCRETE MONUMENT ON THE SOUTHEASTERLY BOUNDARY OF THE RIGHT OF WAY OF SEABOARD AIRLINE RAILROAD FOR A POINT OF BEGINNING; RUN THENCE N. 89°43' E 362.26 FEET, RUN THENCE SOUTH 133.46 FEET THENCE S. 89°43' W 362.26 FEET TO THE BEGINNING OF A CURVE TO THE-RIGHT

HAVING A CENTRAL ANGLE OF 44°00'45" AND A RADIUS OF 89.59 FEET, RUN THENCE NORTHWESTERLY ALONG SAID CURVE 68.82 FEET; RUN THENCE N. 46°16'15" W 97.79 FEET, MORE OR LESS TO THE CENTER OF THE OLD ABANDONED SEABOARD AIRLINE RAILROAD BED, RUN THENCE NORTHEASTERLY ALONG THE CENTER OF THE RAILROAD BED 77.20 FEET MORE OR LESS TO THE NORTH LINE OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 10, RUN THENCE EAST ALONG SAID LINE 86.75 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SAID SEABOARD AIRLINE RAILROAD RUN THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 21.60 FEET TO THE POINT OF BEGINNING a/k/a 37311 Desrosier Road, Dade City, FL 33523

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 7/5/2022, a date which is within thirty

(30) days after the first publication of this Notice 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.

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

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.

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

Nikki Alvarez-Sowles, Esq.,  
Clerk & Comptroller  
As Clerk of the Court  
By Kelly Jeanne Symons  
As Deputy Clerk  
June 3, 10, 2022 22-00967P

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.

51-2012-002271-CAAX-WS

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.

JONATAN ORTIZ, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 07, 2021, and entered in 51-2012-002271-CAAX-WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and JONATAN ORTIZ, CASTLE CREDIT CORPORATION; THE VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC. ; FLORIDA HOUSING FINANCE CORPORATION; JESSICA PAGES 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 June 23, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 73, VERANDAHS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12518 JILLIAN CIR, HUDSON, FL 34669

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 27 day of May, 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\Danielle Salem\_

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

19-404951 - CaB

June 3, 10, 2022

22-00968P

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 11th day of April, 2022, in the cause wherein Valley National Bank, was Plaintiff, and Doreen M. Scott, Nelson Ohihoin a/k/a Nelson Ehimika Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, was Defendant, being case number 512019CA000412CAAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Doreen M. Scott, Nelson Ohihoin a/k/a Nelson Ehimika Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, in and to the following described property, to wit:

2014 Red Kia Forte LX

VIN: KNAFX4A63E5194904

I shall offer this property for sale "AS IS" on June 21, 2022, or 10:00am as soon thereafter as possible, at Crockett's Towing: 13601 US-41, Spring Hill, FL 34610 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.

Richard T Heiden, P.A.

2723 State Road 580

Clearwater, FL 33761

CHRIS NOCCO, as Sheriff

Pasco County, Florida

By: Cpl. David Peltz Deputy Sheriff

May 20, 27; June 3, 10, 2022

22-00889P

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 11th day of April, 2022, in the cause wherein Valley National Bank, was Plaintiff, and Doreen M. Scott, Nelson Ohihoin a/k/a Nelson Ehimika Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, was Defendant, being case number 512019CA000412CAAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Doreen M. Scott, Nelson Ohihoin a/k/a Nelson Ehimika Ohihoin a/k/a Nelson E Ohihoin a/k/a Ehimika Nelson Ohihoin, in and to the following described property, to wit:

2019 Green VW Tiguan

VIN: 3VV3B7AX5KM158962

I shall offer this property for sale "AS IS" on June 22, 2022, or 10:00am as soon thereafter as possible, at Stepp's Towing Service, Inc.: 5711 State Road 54, New Port Richey, FL 34652 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Richard T Heiden, P.A.

2723 State Road 580

Clearwater, FL 33761

CHRIS NOCCO, as Sheriff

Pasco County, Florida

By: Cpl. David Peltz Deputy Sheriff

May 20, 27; June 3, 10, 2022

22-00888P

SECOND INSERTION

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

CASE NO.:

51-2022-CA-000842 WS

STOCKTON MORTGAGE CORPORATION;

Plaintiff, vs.

CHRISTOPHER LEE MEINHARDT A/K/A CHRIS TOPHER MEINHARDT; UNKNOWN SPOUSE OF CHRISTOPHER LEE MEINHARDT A/K/A CHRIS TOPHER MEINHARDT;

UNKNOWN TENANT# 1 IN POSSESSION OF THE PROPERTY;

UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;

Defendant(s).

To the following Defendant(s):

CHRISTOPHER LEE MEINHARDT A/K/A CHRISTOPHER MEINHARDT

Last Known Address

4929 PHOENIX AVE

HOLIDAY, FL 34690

UNKNOWN SPOUSE OF CHRIS-

TOPHER LEE MEINHARDT A/K/A CHRISTOPHER MEINHARDT

Last Known Address

4929 PHOENIX AVE

HOLIDAY, FL 34690

UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY

Last Known Address

4929 PHOENIX AVE

HOLIDAY, FL 34690

UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY

Last Known Address

4929 PHOENIX AVE

HOLIDAY, FL 34690

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

LOT 243, CREST RIDGE GARDENS, UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 48 THROUGH 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 4929 PHOENIX AVE,

HOLIDAY, FL 34690

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within July 5, 2022 days after the first publication of this Notice in the BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-

8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

Nikki Alvarez-Sowles, Esq.

As Clerk of the Court by:

(SEAL) By: Kelly Jeanne Symons

As Deputy Clerk

Marinosci Law Group, P.C.

100 W. Cypress Creek Road,

Suite 1045

Fort Lauderdale, FL 33309

Telephone: (954) 644-8704

Facsimile: (754) 206-1971

June 3, 10, 2022

22-00940P

THIRD INSERTION

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

CASE NO.: 2022CA11025ES / B

JOHN D. TILLMAN, an individual,

and LESLIE POCHE TILLMAN, an individual,

Plaintiffs,

v.

DANIEL BABUSH, an individual;

SONYA DOROTHY ZIONS A/K/A SONYA SIROTOWITZ

ZIONS, individually, and as executor and/or trustee of THE JONAS SIROTOWITZ REVOCABLE TRUST; QUAIL HOLLOW PINES, INC. F/K/A TAMPA DEVELOPMENT CORPORATION, INC., a dissolved Florida corporation; MARK MANETTI, ESQ., as Personal Representative of the ESTATE OF MARIO J. MANETTI; PASCO PROPERTIES, INC., a dissolved Florida corporation; CHRIS R. RENFROW, an individual; CAROLE A. CRIM CHAFFIN, individually, and as Personal Representative of the ESTATE OF JACQUELINE NORRIS, and as Personal Representative of the ESTATE OF FLOYD NORRIS; MARY STAIRS A/K/A BARBARA STAIRS, an individual; PASCO COUNTY, FLORIDA; ANY AND ALL UNKNOWN TENANTS, PARTIES IN POSSESSION, MORTGAGEES, SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, AND SUCCESSOR TRUSTEES; ALL OTHER PARTIES WHOSEVER CLAIMING BY, THROUGH, OR UNDER ANY OF THE ABOVE-NAMED OR DESCRIBED DEFENDANTS OR PARTIES; and ANY AND ALL UNKNOWN PARTIES WHO CLAIM ANY RIGHT, TITLE, OR INTEREST IN AND TO THE LANDS HEREINAFTER DESCRIBED Defendants.

TO: ANY AND ALL UNKNOWN TENANTS, PARTIES IN POSSESSION, MORTGAGEES, SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, AND SUCCESSOR TRUSTEES; ALL OTHER PARTIES WHOSEVER CLAIMING BY, THROUGH, OR UNDER ANY OF THE ABOVE-NAMED OR DESCRIBED DEFENDANTS OR PARTIES; and ANY AND ALL UNKNOWN PARTIES WHO CLAIM ANY RIGHT, TITLE, OR INTEREST IN AND TO THE LANDS HEREINAFTER DESCRIBED.

YOU ARE NOTIFIED that an action for to quiet title for the following property in Pasco County, Florida:

A portion of the Southwest 1/4 of Section 35, Township 25 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Southwest 1/4; thence N 00°53'15" E, 42.26 feet along the westerly boundary line of said Southwest 1/4 to the Southwest corner of that property as described in Official Records Book 4460, Page 1683 in the Public Records of said county; thence N 64°08'10" E, 913.35 feet along the southerly boundary line of those properties as described in Official Records Book 973, Page 832 in

the Public Records of said county; thence N 55°35'13"011 E, 1234.67 feet along the southerly boundary lines of those properties as described in Official Records Book 973, Page 832, Official Records Book 1758, Page 283, Official Records Book 3786, Page 1105, and Official Records Book 3709, Page 1839 to the Southeast corner of the property as described in Official Records Book 3709, Page 1839 all being in the Public Records of said county; thence S 49°53'124" E, 60.37 feet along the westerly right-of-way line of Quail Hollow Boulevard to the northerly boundary line of that property as described in Official Records Book 3631, Page 1691 in the Public Records of said county; thence along said northerly boundary line, the following two (2) courses; S 55°32'13211 W, 308.48 feet to the Northwest corner of that property as described in Official Records Book 3631, Page 1691 in the Public Records of said county; thence S 00°23'13111 E, 4.11 feet to the Northeast corner of that property as described in Official Records Book 4063, Page 53 in the Public Records of said county; thence S 55°35'13011 W, 940.73 feet along the northerly boundary line of those properties as described in Official Records Book 4063, Page 53, Official Records Book 4129, Page 88, and Official Records Book 4129, Page 96, all being in the Public Records of said county; thence S 64°08'10011 W, 772.79 feet along the northerly boundary lines of those properties as described in Official Records Book 4129, Page 96, Official Records Book 2074, Page 946, Official Records Book 4448, Page 1473, and Official Records Book 3746, Page 825 in the Public Records of said county to the Northwest corner of that property as described in Official Records Book 3746, Page 825 in the Public Records of said county; thence S 00°00'00" W, 53.73 feet along the westerly boundary line of that property as described in Official Records Book 3746, Page 825 in the Public Records of said county to the Southwest corner of said property also being the southerly boundary line of the Southwest 1/4 of said Section 35; thence N 89°26'16" W, 161.50 feet to the Point of Beginning.

Commonly known as Sandy Lane, Wesley Chapel, 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 STEPHANIE MARTIN, ESQ., the Plaintiffs' attorney, whose address is 403 N. Howard Avenue, Tampa, Florida 33606, within thirty (30) days after the first publication of this Notice of Action June 27, 2022, and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED May 18, 2022.

Nikki Alvarez-Sowles, Esq.,

Clerk & Comptroller

As Clerk of the Court

By JR Sorrell

As Deputy Clerk

May 27; June 3, 10, 17, 2022

22-00895P

THIRD INSERTION

SECOND AMENDED NOTICE OF DEFAULT AND FORECLOSURE SALE

This Instrument Prepared By/ Returned to:

Michael J Posner, Esq.,

HUD Foreclosure Commissioner

Ward, Damon, Posner, Pheterson & Bleau

4420 Beacon Circle

West Palm Beach, Florida 33407

HECM# 093-6649448

PCN:35-24-21-0020-00400-0080

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 31, 2017 in Official Records Book 9581, Page 512 of the Public Records of Pasco County, Florida, notice is hereby given that on June 29, 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, 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

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

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

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on July 31, 2017 in Official Records Book 9581, Page 512 of the Public Records of Pasco County, Florida, notice is hereby given that on June 29, 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

## SECOND INSERTION

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

CIVIL DIVISION  
**CASE NO. 2015CA000494CAAXWS**  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS  
OF CWALT, INC., ALTERNATIVE  
LOAN TRUST 2007-10CB,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES  
2007-10CB,  
Plaintiff, vs.  
THE UNKNOWN HEIRS,  
DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER, OR  
AGAINST, CHEMDA BRANDEL,  
DECEASED; CEGAL RASMULLEN,  
AS PERSONAL REPRESENTATIVE  
OF THE ESTATE OF CHEMDA  
BRANDEL, DECEASED;  
AUTUMN OAKS HOMEOWNERS'  
ASSOCIATION, INC.; FAIRWAY  
OAKS HOMEOWNERS'  
ASSOCIATION, INC.; ZEV  
BRANDEL; TAL BRANDEL, A  
POSSIBLE HEIR TO THE ESTATE  
OF CHEMDA BRANDEL; CEGAL  
RAMSUSSEN, A POSSIBLE HEIR

TO THE ESTATE OF CHEMDA  
BRANDEL; UNKNOWN TENANT  
NO. 1; UNKNOWN TENANT NO.  
2; AND ALL UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO  
THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 17, 2022, and entered in Case No. 2015CA000494CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10CB is Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHEMDA BRANDEL, DECEASED; CEGAL RASMULLEN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHEMDA BRANDEL, DECEASED; AUTUMN OAKS HOMEOWNERS' ASSOCIATION, INC.; FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.; ZEV BRANDEL; TAL BRANDEL, A POSSIBLE HEIR TO THE ESTATE OF CHEMDA BRANDEL; CEGAL RAMSUSSEN, A POSSIBLE HEIR

TO THE ESTATE OF CHEMDA BRANDEL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on July 18, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 47, AUTUMN OAKS UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 30 TO 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 5/26/22.  
By: s/Jeffrey M. Seiden, Esq.  
Jeffrey M. Seiden  
Florida Bar No.: 57189  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1496-178399 / VMR  
June 3, 10, 2022 22-00935P

## SECOND INSERTION

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

**CASE NO.: 2021-CA-000176**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CSMC 2019-RPL11 TRUST, Plaintiff, vs. BARBARA SUE HATFIELD; UNKNOWN SPOUSE OF BARBARA SUE HATFIELD; ENERBANK USA; UNKNOWN TENANT 1; UNKNOWN TENANT 2 the names being fictitious to account for parties in possession, Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on April 19, 2022 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of Court will on JULY 18, 2022 at 11:00 AM EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida:

THE SOUTH 2 FEET OF LOT 6 AND ALL OF LOTS 7, 8, 9, 10 AND 11, BLOCK 5, GOLF COURSE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 64, OF THE

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 14348 22nd Street Dade City, Florida 33523

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) for proceedings in New Port Richey; (352) 521- 4274, ext. 8110 (V) for proceedings in Dade City at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: May 24, 2022

/s/ Ashley M. Elmore Drew  
Ashley M. Elmore Drew, Esq.  
Florida Bar No. 87236  
MCMICHAEL TAYLOR GRAY, LLC  
3275 W. Hillsboro Blvd,  
Suite 312  
Deerfield Beach, FL 33442  
Phone: (404) 474-7149  
Email: adrew@mtglaw.com  
E-Service: servicefl@mtglaw.com  
June 3, 10, 2022 22-00934P

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2019CA001539CAAXWS**  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS  
OF CWALT, INC., ALTERNATIVE  
LOAN TRUST 2006-OA11,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES  
2006-OA11,  
Plaintiff, v.

THE UNKNOWN HEIRS,  
DEVISEES, GRANTEES,  
ASSIGNEES, CREDITORS,  
LIENORS AND TRUSTEES  
OF SONYA M. PORZIO,  
DECEASED; THE UNKNOWN  
HEIRS, DEVISEES, GRANTEES,  
ASSIGNEES, CREDITORS,  
LIENORS AND TRUSTEES OF  
THOMAS FRANCIS LAFFEY,  
DECEASED; MAUREEN LAFFEY,  
AS POTENTIAL HEIR OF SONYA  
M. PORZIO; MARGARET LAFFEY,  
AS POTENTIAL HEIR OF  
SONYA M. PORZIO; KATHLEEN  
ANDREAS, AS POTENTIAL  
HEIR OF SONYA M. PORZIO;  
MARIA FRAZER, AS POTENTIAL  
HEIR OF SONYA M. PORZIO;  
JENNIFER LYNN LAFFEY A/K/A  
JENNIFER LYNN BROGLE, AS  
POTENTIAL HEIR OF SONYA M.  
PORZIO; SHAWN LAFFEY, AS  
POTENTIAL HEIR OF SONYA M.  
PORZIO; BENJAMIN LAFFEY,  
AS POTENTIAL HEIR OF SONYA  
M. PORZIO; RACHEL KOHL, AS  
POTENTIAL HEIR OF SONYA M.  
PORZIO; UNKNOWN SPOUSE  
OF SONYA M. PORZIO; ALL  
UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH,  
UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION,  
OR HAVING OR CLAIMING TO  
HAVE ANY RIGHT, TITLE OR  
INTEREST IN THE PROPERTY  
HEREIN DESCRIBED;  
UNKNOWN TENANT #1;  
UNKNOWN TENANT #2,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment or Order dated 5/4/2022 entered in Civil Case No. 2019CA001539CAAXWS in the Circuit Court of the 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 2006-OA11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA11, Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF SONYA M. PORZIO, DECEASED; MAUREEN LAFFEY, AS POTENTIAL HEIR OF SONYA M. PORZIO; MARGARET LAFFEY, AS POTENTIAL HEIR OF SONYA M. PORZIO; KATHLEEN ANDREAS, AS POTENTIAL HEIR OF SONYA M. PORZIO; MARIA FRAZER, AS POTENTIAL HEIR OF SONYA M. PORZIO; JENNIFER LYNN LAFFEY A/K/A JENNIFER LYNN BROGLE, AS POTENTIAL HEIR OF SONYA M. PORZIO; SHAWN LAFFEY, AS POTENTIAL HEIR OF SONYA M. PORZIO; BENJAMIN LAFFEY, AS POTENTIAL HEIR OF SONYA M. PORZIO; JOSEPH LAFFEY, AS POTENTIAL HEIR OF SONYA M. PORZIO; RACHEL KOHL, AS POTENTIAL HEIR OF SONYA M. PORZIO; UNKNOWN SPOUSE OF SONYA M. PORZIO and UNKNOWN TENANT

#1 N/K/A MAUREEN LAFFEY 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 July 5, 2022 the following described property as set forth in said Final Judgment, to-wit:

TRACT 750 OF THE UNRECORDED PLAT OF PARKWOOD ACRES SUBDIVISION, UNIT FIVE, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89° 02' 55" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2601.23 FEET; THENCE SOUTH 01° 05' 13" WEST, A DISTANCE OF 450.0 FEET; THENCE SOUTH 89° 02' 55" EAST, A DISTANCE OF 600.0 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 89° 02' 55" EAST; A DISTANCE OF 100.0 FEET; THENCE SOUTH 01° 05' 15" WEST, A DISTANCE OF 200.0 FEET; THENCE NORTH 89° 02' 55" WEST, A DISTANCE OF 100.0 FEET; THENCE NORTH 01° 05' 15" EAST, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING.

Property Address: 9613 Scot Street, Hudson, Florida 34669  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE

SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: fltrealprop@kelleykronenberg.com  
/s/ Jason M. Vanslette  
Jason M Vanslette, Esq.  
FBN: 92121  
File No: M190323-JMV  
June 3, 10, 2022 22-00938P

## SECOND INSERTION

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

**CASE NO: 21-CC-004437**  
**THE OAKS AT RIVER RIDGE HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. M.I. MICKELSEN; UNKNOWN SPOUSE OF M.I. MICKELSEN; 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 456, THE OAKS AT RIVER RIDGE UNIT FIVE-A, A SUBDIVISION, according to the Plat thereof as recorded in Plat Book 25, Page 46, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.  
A/K/A 8119 Hathaway Drive, New Port Richey, FL 34654  
at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on June 22, 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 JUDGE-

MENT.

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

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  
June 3, 10, 2022 22-00939P

## 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. 2011CA002179CAAXWS**  
WELLS FARGO BANK, NA  
DBA AMERICAS SERVICING  
COMPANY,  
Plaintiff, vs.  
MICHAEL F. ROMANO A/K/A  
MICHAEL ROMANO, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 11, 2021, and entered in 2011CA002179CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MICHAEL F. ROMANO A/K/A MICHAEL ROMANO; REGENCY PARK CIVIL ASSOCIATION, INC are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 21, 2022, the following described property as set forth in said Final Judgment, to wit:

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

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

lis pendens must file a claim in 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 27 day of May, 2022.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
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dsalem@raslg.com  
20-060108 - CaB  
June 3, 10, 2022 22-00970P

## 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. 2019CA002819CAAXWS**  
U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.  
DEBRA A. PIERMAN-QUINONES,  
et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2021, and entered in 2019CA002819CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and DEBRA A. PIERMAN-QUINONES; FLORIDA HOUSING FINANCE CORPORATION; SHADOW RIDGE HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on June 21, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 276, SHADOW RIDGE, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 136-137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 12946 KELLYWOOD CIR, HUDSON, FL 34669

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 27 day of May, 2022.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
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Boca Raton, FL 33487  
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19-363414 - CaB  
June 3, 10, 2022 22-00969P

# Q&A

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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