

PASCO COUNTY LEGAL NOTICES

FIRST 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
Lisa Mazza Hsld gds/Furn
Lisa Mazza Hsld gds/Furn
Amy Benson Hsld gds/Furn
Christopher Kravitz 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 7/25/2022 Monday 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
July 1, 8, 2022 22-01114P

FIRST INSERTION

NOTICE OF PUBLIC SALE OF ABANDONED PROPERTY

To: James Lambert
YOU ARE HEREBY NOTIFIED that the following described property was abandoned by you when you vacated the premises located at 11139 Black Walnut St. Hudson FL 34669 on or about June 3rd, 2022

The above property will be sold at public sale at 11139 Black Walnut St. Hudson FL 34669 on 7/16/22 at 10:00 a.m. pursuant to section 715.109, Florida Statutes. Prior to the sale you may claim the property and obtain its possession by paying all accumulated storage costs and advertising and sale costs.

You have the right to bid on the property at the sale. After the property is sold and the costs of the storage, advertising, and sale are deducted, the remaining money will be paid over to the County. You may claim the remaining money within 1 year after the County receives the money.

By: Kongli Chen
Attach Inventory /Personal Property left at 11139 Black Walnut St, Hudson FL 34669 by James Lambert.

utality trailer, Toro ride on mower, concrete saw, compressor, red stand-up tool chest, paint sprayer, sawz-all, vari-ous power sanders, drill, batteries, power saws, spray gun, 3 bicycles, welder?, chain saw, blower, light fixture, misc small tools, misc school certificates
July 1, 8, 2022 22-01145P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that C2 FINANCIAL CORPORATION, OWNER, desiring to engage in business under the fictitious name of RYDER MORTGAGE GROUP located at 10509 VISTA SORRENTO PKWY, SUITE 400, SAN DIEGO, CALIFORNIA 92121 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.

July 1, 2022 22-01118P

FIRST INSERTION

Notice is hereby given that DTNKK ENTERPRISES LLC, OWNER, desiring to engage in business under the fictitious name of STAR PAWN located at 11623 MANISTIQUE WAY, NEWPORT RICHEY, FLORIDA 34654 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 1, 2022 22-01142P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that TIMOTHY R KRUGER, KAYLYN K PIKE, OWNERS, desiring to engage in business under the fictitious name of KRU-KUTZ LAWN AND LANDSCAPE located at 30740 PASCO RD, SAN ANTONIO, FLORIDA 33576 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.

July 1, 2022 22-01117P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that B & H HOLDING, LLC, OWNER, desiring to engage in business under the fictitious name of CRAVE COOKIES ODESSA located at 17444 STINCHAR DRIVE, 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.

July 1, 2022 22-01127P

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 fictitious name of H&M Concrete Beautification located at 1752 walcott street, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 22 day of June, 2022.
Pierre & Rose LLC
July 1, 2022 22-01115P

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 KitUpGears located at 13553 State Road 54, # 238, in the County of Pasco, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Odessa, Florida, this 27th day of June, 2022.
Alilex Virtual Services, LLC
July 1, 2022 22-01126P

FIRST INSERTION

ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Zephyr Lakes Community Development District will hold a Budget Workshop on July 11, 2022, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2022/2023 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.zephyrlakescdd.org) for the zoom information.

A copy of the agenda and budgets may be obtained from the District Manager, via email at Patricia@Breezeshome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.zephyrlakescdd.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Patricia Thibault
District Manager
July 1, 2022 22-01120P

FIRST INSERTION

Notice is hereby given that MALLORY LEGRANDE SCHAFFER, OWNER, desiring to engage in business under the fictitious name of MAGGIE & MALLORY located at 22249 CARSON DR, LAND O LAKES, FLORIDA 34639 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 1, 2022 22-01130P

FIRST INSERTION

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Long Lake Ranch Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 4, 2022
TIME: 6:00 p.m.

LOCATION: Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, Florida 33558

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Table with 4 columns: Land Use, Total # of Units, EAU Factor, Proposed O&M Assessment (including collection costs / early payment discounts). Rows include TOWNHOME/ATTACHED, SINGLE FAMILY 45', SINGLE FAMILY 55', and SINGLE FAMILY 65'.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

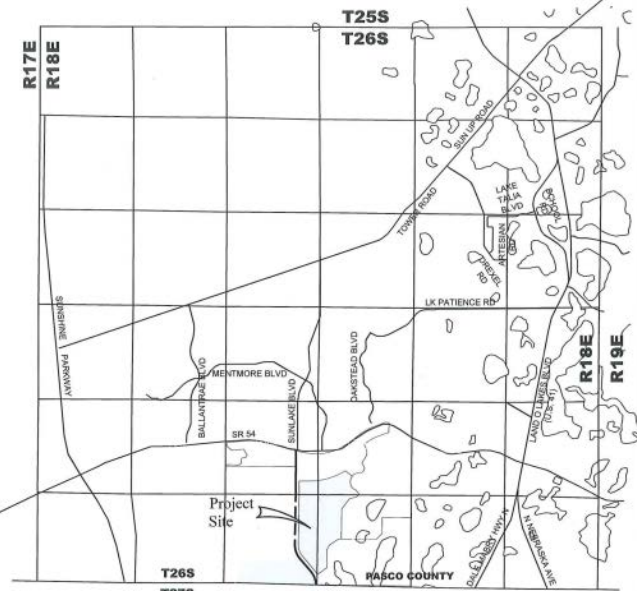
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 1, 2022 22-01143P

FIRST INSERTION

MIRADA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Mirada Community Development District will hold a Budget Workshop on July 11, 2022, at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessment") for the Fiscal Year 2022/2023 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via zoom. Please check the District's website (www.miradacdd.org) for the zoom information.

A copy of the agenda and budgets may be obtained from the District Manager, via email at Patricia@Breezeshome.com, Ph: (813) 565-4663, during normal business hours or from the District's website at www.miradacdd.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Patricia Thibault
District Manager
July 1, 2022 22-01119P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Union Park Community Development District

The Board of Supervisors (the "Board") of the Union Park Community Development District (the "District") will hold a public hearing and a meeting on Wednesday August 3, 2022, at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.unionparkcdd.org/, or may be obtained by contacting the District Manager's office via email at rloto@dpfmc.com or via phone at (321) 263-0132, extension 747.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 2 columns: Category and Amount. Rows include NET O&M BUDGET, COLLECTION COSTS, EARLY PAYMENT DISCOUNT, and GROSS O&M ASSESSMENT.

Table with 2 columns: LOT TYPE and O&M ASSESSMENT. Rows include SINGLE FAMILY 45', SINGLE FAMILY 55', SINGLE FAMILY 65', and SINGLE FAMILY 75'.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

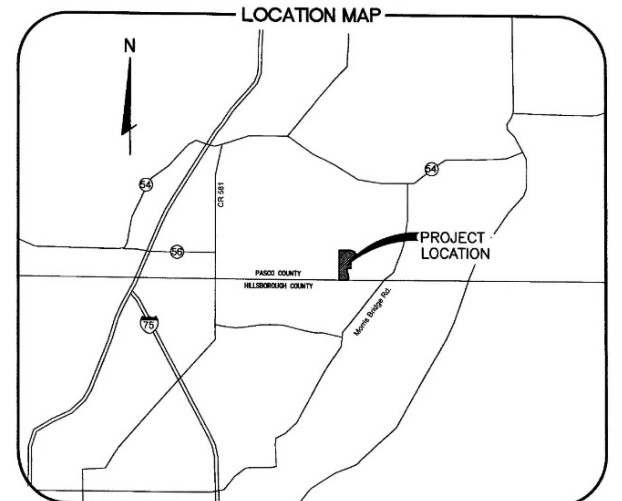
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Raymond Lotito
District Manager



July 1, 2022 22-01116P

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

Wednesday 2PM Deadline
Friday Publication
Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE
CALL 941-906-9386
and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com
Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-22-CP-566-WS
Division I
IN RE: ESTATE OF
CAROLYN SUE TAULBEE
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 Carolyn Sue Taulbee, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was February 1, 2022; that the total value of the estate is \$37,785.60; and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Danny & Teresa Ann Taylor
16108 US Highway 19 N, Lot 94
Hudson, Florida 34667
Capital One
PO Box 71083
Charlotte,
North Carolina 28272-1083
Consumer Cellular
PO Box 650680
Dallas, Texas 75265

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 July 1, 2022.

Persons Giving Notice:
Danny Taylor
Teresa Taylor

Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
July 1, 8, 2022 22-01112P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL ACTION
Case #: 2021CA000339CAAXWS
DIVISION: J3

Wells Fargo Bank, N.A.

Plaintiff, -vs.-
Paul P. McCarthy a/k/a Paul
McCarthy; Traci McCarthy
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2021CA000339CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Paul P. McCarthy a/k/a Paul McCarthy 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 August 4, 2022, the following described property as set forth in said Final Judgment, to-wit:

LOT 821, FOREST HILLS UNIT NO. 24, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 25, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
21-324678 FCO1 WNI
July 1, 8, 2022 22-01123P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-0582-WS
IN RE: ESTATE OF
ROBERT W. TAYLOR
Deceased.

The administration of the estate of ROBERT W. TAYLOR, deceased, whose date of death was January 3, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. 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 July 1, 2022.

Personal Representative:
DEBORAH SUE METZ
3325 Darlington Rd.
Holiday, Florida 34691

Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619;
SPN #63606
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
July 1, 8, 2022 22-01113P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-950 WS
IN RE: ESTATE OF
GAYLE MARIE KLEIN,
Deceased.

The administration of the estate of GAYLE MARIE KLEIN, deceased, whose date of death was January 10, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

DONNA STEVENSON
Personal Representative
11131 Pembroke Court, #3
Port Richey, FL 34668

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
July 1, 8, 2022 22-01129P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-892 WS
IN RE: ESTATE OF
DAVID JOSEPH CHARTIER,
Deceased.

The administration of the estate of DAVID JOSEPH CHARTIER, 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 PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

KERRY SCHAUER
Personal Representative
1557 Emblidge Court
Lutz, FL 33559

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
July 1, 8, 2022 22-01131P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-947
IN RE: ESTATE OF
BETSY MARRERO,
aka BETSY W. MARRERO
Deceased.

The administration of the estate of BETSY MARRERO, also known as BETSY W. MARRERO, deceased, whose date of death was May 16, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 17th day of May, 2022.
SAMANTHA GOETZ F/K/A
SAMANTHA ELIZABETH
MARRERO
Personal Representative
1110 Highmoor Lane
Evans, GA 30809

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
July 1, 8, 2022 22-01121P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-000848
Division Probate
IN RE: ESTATE OF
MATHEW W. MORRISON
Deceased.

The administration of the estate of Mathew W. Morrison, deceased, whose date of death was October 2, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ Tracy Hizer
(May 4, 2022 08:49 EDT)
Tracy Hizer

Attorney for Personal Representative:
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:
probate@burkefaulknerlaw.com
July 1, 8, 2022 22-01125P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001070CPAXES
Division PROBATE 44-E
IN RE: ESTATE OF
GERARD SCHOLL
Deceased.

The administration of the estate of Gerard Scholl, deceased, whose date of death was January 22, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Patricia Scholl
23223 Emerson Way
Land O'Lakes, Florida 33544

Attorney for Personal Representative:
Andrew E. Gindea, Attorney
Florida Bar Number: 109688
SACHS SAX & CAPLAN PL
6111 Broken Sound Parkway NW
Suite 200
Boca Raton, FL 33487
Telephone: (561) 994-4499
Fax: (561) 994-4985
E-Mail: agindea@ssclawfirm.com
Secondary E-Mail:
martascos@ssclawfirm.com
July 1, 8, 2022 22-01136P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-951
IN RE: ESTATE OF
ISLA Z. PERSAUD, aka
ISLA ZABIDA PERSAUD
Deceased.

The administration of the estate of ISLA Z. PERSAUD, also known as ISLA ZABIDA PERSAUD, deceased, whose date of death was March 16, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 12th day of May, 2022.
DORIS S. BRIJLALL
Personal Representative
210-12 85th Avenue
Holts Hills, NY 11364

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
July 1, 8, 2022 22-01138P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001011
IN RE: ESTATE OF
JAMES ALLAN WATSON, JR.
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 James Allan Watson, Jr., deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was May 4, 2022; that the total value of the estate is \$39,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Kathleen Gail Watson
3008 Burbank Lane
The Villages, FL 32162
Nancy D. Watson
1814 Poppy Circle
The Villages, FL 32162

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 July 1, 2022.

Personal Giving Notice:
Kathleen Gail Watson
3008 Burbank Lane
The Villages, Florida 32162
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com,
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
July 1, 8, 2022 22-01137P

FIRST INSERTION

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

CASE #:
2022CA000088CAAXWS
NORTHSTAR INVESTMENT GROUP INC 1, AS TRUSTEE OF CHAR LANE VENTURE TRUST Plaintiff

vs.
KIMBERLY DAWN SMITH, ET AL.;
Defendants,

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated the 21st day of June, 2022 and entered in Case No. 2022CA-000088CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, where, NORTHSTAR INVESTMENT GROUP INC 1, AS TRUSTEE OF CHAR LANE VENTURE TRUST, is the Plaintiff, and KIMBERLY DAWN SMITH; NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK & COMPTROLLER; SOUTH FLORIDA ASSET RECOVERY CORP.; PETER SZWANKA; UNKNOWN TENANT # 1 N/K/A LESLIE SMITH; UNKNOWN TENANT # 2 N/K/A CHRIS HAYMAN; are the Defendants. NIKKI ALVAREZ-SOWLES, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on the 25th day of July, 2022, the following described property as set forth in said final judgment, to wit:

LOT 106, CONGRESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 140, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT

CERTAIN 1972 CANE DOUBLEWIDE MOBILE HOME ID NUMBERS G6869A and G6869B, WHICH IS PERMANENTLY ATTACHED AND AFFIXED TO THE REAL PROPERTY. PARCEL ID NUMBER: 33-25-16-076A-00000-1060 COMMONLY KNOWN AS: 6711 CHAR LANE, NEW PORT RICHEY, FL 34653

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

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

Dated this 22nd day of June, 2022. /s/ Jason M. Tarokh JASON M. TAROKH FLORIDA BAR # 57611

TAROKH LAW, PLLC
PO BOX 10827
TAMPA, FL 33679
813-922-5510
E-mail for service:
jason@tarokhlaw.com
July 1, 8, 2022 22-01111P

FIRST INSERTION

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

CASE NO.: 2018-CA-003822
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D, Plaintiff,

vs.
HTN TRUST INC, AS TRUSTEE ONLY UNDER THE 19-7-18 LAND TRUST; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2022 entered in Civil Case No. 2018-CA-003822 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D, is Plaintiff and HTN TRUST INC, AS TRUSTEE ONLY UNDER THE 19-7-18 LAND TRUST; et al., are Defendant(s).

The Clerk, NIKKI ALVAREZ-SOWLES will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on August 22, 2022 on the following described property as set forth in said Final Judgment, to wit:

LOT 76, WYNDTREE VILLAGES 11 AND 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 10, THROUGH 15, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1803 Or-

chardgrove Avenue, New Port Richey, Florida 34655

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 23rd day of June, 2022
LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A.
Attorneys for Plaintiff
1900 NW Corporate Blvd., Suite 305W
Boca Raton, Florida 33431
Telephone: (561) 826-1740
Email: servicesmandel@gmail.com
BY: /s/ Melisa Manganelli
MELISA MANGANELLI, ESQ.
FLORIDA BAR NO. 579688
July 1, 8, 2022 22-01110P

FIRST INSERTION

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

CASE NO. 2022-SC-001984
MAC-BRH INC. Plaintiff,

vs.
HOA PROBLEM SOLUTIONS 4, INC.
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 26, 2022, and entered in 2022-SC-001984 of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MAC-BRH INC. is the Plaintiff and HOA PROBLEM SOLUTIONS 4, INC. is the Defendant. Nikki Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00AM, on July 25, 2022, the following described property as set forth in said Final Judgment, to wit:

Lot 37, Block 9 of Grand Oaks Phase 2, Unit 3 & 5, according to the map or plat thereof as recorded in Plat Book 4, Page 23, Public Records of Pasco County, Florida. Property address: 25631 Bruford Blvd., Land O'Lakes, FL. 34639 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 10th day of June, 2022.
Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
Tampa, FL. 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
July 1, 8, 2022 22-01109P

FIRST INSERTION

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

CASE NO. 2018CA003391CAAXES
U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC1, PLAINTIFF, VS.
ERIC N. STONE, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 1, 2021 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on August 1, 2022, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 90, Block 23, LEXINGTON OAKS VILLAGES 23 and 24, according to the map or plat thereof, as recorded in Plat Book 45, Page 72 through 79, inclusive, of the Public Records of Pasco County, Florida

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

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Marlon Hyatt, Esq.
Marlon C. Hyatt, Esq.
FL Bar # 72009
Our Case #: 18-000481-F\
2018CA003391CAAXES/SFS
July 1, 8, 2022 22-01141P

FIRST INSERTION

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

CASE NO. 2018CA002289CAAXWS
REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff, vs.
MIHAJLO DAKIC, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 18, 2022, and entered in 2018CA002289CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5 is the Plaintiff and MIHAJLO DAKIC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 18, 2022, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 273 FEET OF LOT 8, BLOCK A, GULF COAST ACRES ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 145, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE EASTERLY PORTION THEREOF TAKEN FOR ROAD RIGHT-OF-WAY OF LITTLE ROAD AS PARCEL 105 IN PASCO COUNTY CIRCUIT COURT CASE #98-3612CA, AND THAT AMENDED FINAL JUDGMENT OF TAKING RECORDED IN O.R. BOOK 4171, PAGE 1026, PUB-

FIRST INSERTION

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

CASE NO.: 2022CA001274CAAXW
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., Plaintiff, v.
ROBERT CAMPBELL; ET AL, Defendants.

To the following Defendant(s): UNKNOWN SPOUSE OF ROBERT CAMPBELL (Last Known Address: 7332 Vienna Lane, Port Richey, FL 34668)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
LOT 1367, EMBASSY HILLS UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7332 VIENNA LANE, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti/Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 8/1/22, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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

WITNESS my hand and the seal of this Court this 27th day of June, 2022.

Nikki Alvarez-Sowles, Esq.
As Clerk of the Court
By: Kelly Jeanne Symons
As Deputy Clerk
July 1, 8, 2022 22-01128P

LIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 15217 LITTLE ROAD, HUDSON, FL 34667

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

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

Dated this 24 day of June, 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
18-171242 - CaB
July 1, 8, 2022 22-01133P

FIRST INSERTION

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

CASE NO.: 2021 CA 000290
TOWD POINT MORTGAGE TRUST 2017-1, U.S. BANK NATIONAL ASSOCIATION, AS

INDENTURE TRUSTEE, Plaintiff, VS.
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 RONALD HENNING, DECEASED; et al., Defendant(s).

TO: Michelle Krowiorz Last Known Residence: 920 Race Street Apt. 408, Wisconsin Dells, WI 53965

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 12, SPRING LAKE ESTATE UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 40, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before

August 1, 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.

Date on June 28, 2022
Nikki Alvarez-Sowles, Esq.
As Clerk of the Court
(SEAL) By: Kelly Jeanne Symons
As Deputy Clerk

ALDRIDGE | PITE, LLP, Plaintiff's attorney,
1615 South Congress Avenue, Suite 200,
Delray Beach, FL 33445
1012-3500B
Ref# 1315
July 1, 8, 2022 22-01134P

FIRST INSERTION

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

CIVIL DIVISION
Case #: 2021CA002296CAAXWS
DIVISION: J3
Nationstar Mortgage LLC d/b/a

Mr. Cooper Plaintiff, vs.-

Scott Allen McAdoo a/k/a Scott A. McAdoo a/k/a Scott McAdoo; Unknown Spouse of Scott Allen McAdoo a/k/a Scott A. McAdoo a/k/a Scott McAdoo; Discover Bank; Clerk of Circuit Court of Pasco County, Florida; 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. 2021CA002296CAAXWS 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 Scott Allen McAdoo a/k/a Scott A. McAdoo a/k/a Scott McAdoo 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 August 4, 2022, the following

described property as set forth in said Final Judgment, to-wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT: LOT 3, BLOCK 4, MAGNOLIA VALLEY, UNIT THREE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 150 AND 151, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Submitted By:
ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
21-325278 FC01 CXE
July 1, 8, 2022 22-01124P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2021CA002528CAAXWS
REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.
JIMMY C. NICHOLS AND JOANNE BENENATI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2022, and entered in 2021CA002528CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JIMMY C. NICHOLS; JOANNE BENENATI; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 19, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 283, GOLDEN ACRES UNIT TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 2 AND 3, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9561 SUNSHINE BOULEVARD, NEW PORT RICHEY, FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

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

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

Dated this 27 day of June, 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
21-084575 - NaC
July 1, 8, 2022 22-01132P

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2022CA000991CAAXWS
DIVISION: J2
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Daniel Schaffer a/k/a Daniel Jay Schaffer a/k/a Daniel J. Schaffer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Aaron D. Schaffer; Shannon N. Povlich a/k/a Shannon Nicole Povlich a/k/a Shannon N. Schaffer; Unknown Spouse of Aaron D. Schaffer; Unknown Spouse of Shannon N. Povlich a/k/a Shannon Nicole Povlich a/k/a Shannon N. Schaffer; 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).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Daniel Schaffer a/k/a Daniel Jay Schaffer a/k/a Daniel J. Schaffer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such

of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
LOT 1370, HOLIDAY LAKE ESTATES, UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 128, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 more commonly known as 3207 Fairmount Drive, Holiday, FL 34691.
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before July 25, 2022 and file the original with the clerk of this Court either before with 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 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.
WITNESS my hand and seal of this Court on the 21st day of June 2022.
 Nikki Alvarez-Sowles, Esq.
 Circuit and County Courts
 (SEAL) By: /s/ Kelly Jeanne Symons
 Deputy Clerk
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
 2424 North Federal Highway
 Suite 360
 Boca Raton, FL 33431
 22-325900 FCO1 RFT
 July 1, 8, 2022 22-01140P

FIRST 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. 2017-CA-000279
U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST,
Plaintiff, vs.
SUSAN NICASTRO A/K/A SUSAN A. NICASTRO; BEACON WOODS EAST MASTER ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURTS OF PASCO COUNTY; MILLWOOD VILLAGE AT BEACON WOODS EAST ASSOCIATION, INC.; BEACON WOODS EAST RECREATION ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 24, 2022, and entered in Case No. 2017-CA-000279 of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST is Plaintiff and SUSAN NICASTRO A/K/A SUSAN A. NICASTRO; BEACON WOODS EAST MASTER ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURTS OF PASCO COUNTY; MILLWOOD VILLAGE AT BEACON WOODS EAST ASSOCIATION, INC.; BEACON WOODS EAST RECREATION ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST

IN THE PROPERTY HEREIN DESCRIBED, 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 September 26, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 65, BLOCK 2, MILLWOOD VILLAGE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE(S) 86 THROUGH 90, 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.
 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.
 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.
DATED 6/28/22.
 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
 1491-179676 / VMR
 July 1, 8, 2022 22-01135P

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. 2022-ca-001000-ws
Division J2
NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIR, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROGER A. VOLZ A/K/A ROGER ALBERT VOLZ, DECEASED; PRISCILLA COFFEY, AS KNOWN HEIR OF ROGER A. VOLZ A/K/A ROGER ALBERT VOLZ, DECEASED; PHIL VOLZ, AS KNOWN HEIR OF ROGER A. VOLZ A/K/A ROGER ALBERT VOLZ, DECEASED, et al.
Defendants.
TO: LONI VOLZ HARBORT, AS KNOWN HEIR OF ROGER A. VOLZ A/K/A ROGER ALBERT VOLZ, DECEASED
LAST KNOWN ADDRESS
 1028 WELFORD PL B
 GOLDSBORO, NC 27534
UNKNOWN SPOUSE OF LONI VOLZ HARBORT
LAST KNOWN ADDRESS
 102 WELFORD PL B
 GOLDSBORO, NC 27534
PHIL VOLZ, AS KNOWN HEIR OF ROGER A. VOLZ A/K/A ROGER ALBERT VOLZ, DECEASED
CURRENT RESIDENCE UNKNOWN
UNKNOWN SPOUSE OF PHIL VOLZ
CURRENT RESIDENCE UNKNOWN
UNKNOWN HEIR, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROGER A. VOLZ A/K/A ROGER ALBERT VOLZ, DECEASED
CURRENT RESIDENCE UNKNOWN
 You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:
LOT 28, COLONY VILLAGE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH ALL IMPROVEMENTS AND APPUR-

TENANCES THERETO, INCLUDING A 1999 GENERAL MOBILE HOME HAVE IDENTIFICATION NUMBERS OF GMHGA1109923701A, GMHGA1109923701B AND GMHGA1109923701C, SITUATED ON THE REAL PROPERTY DESCRIBED ABOVE IN PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1999 GENERAL
 commonly known as 13129 LAKE KARL DR, HUDSON, FL 34669 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 August 1st, 2022, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
AMERICANS WITH DISABILITY ACT If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: June 28, 2022.
CLERK OF THE COURT
 Honorable Nikki Alvarez-Sowles, Esq.
 P.O. Drawer 338
 New Port Richey, Florida
 34656-0338
 (COURT SEAL)
 By: /s/ Jennifer Sorrell
 Deputy Clerk
 Jennifer M. Scott
 Kass Shuler, P.A., plaintiff's attorney
 P.O. Box 800
 Tampa, Florida 33601
 (813) 229-0900
 110650/2217994/and
 July 1, 8, 2022 22-01139P

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

Why try to fix something that isn't broken?

2 OUT OF 3
 U.S. adults read a newspaper in print or online during the week.

NEWS MEDIA ALLIANCE
 www.newsmediaalliance.org

Keep Public Notices in Newspapers.

SP13857

The Public Notice laws are changing, but working with us is not.

When the new laws go into effect Jan. 1, 2022, the Business Observer will still be in compliance. Which means doing business with us will still be simple, fast, affordable and accurate.

The Business Observer offers:

- Electronic invoicing and E-filing capabilities
- Professional staff to quickly assist you
- Low competitive flat rates
- Qualified legal status
- All print notices published by the Business Observer are automatically placed on BusinessObserverFL.com and FloridaPublicNotices.com at no additional cost

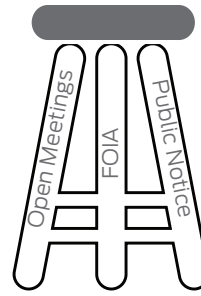
To publish your legal notices, call Kristen:
941-906-9386, ext. 323
 Email: kboothroyd@BusinessObserverFL.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 BusinessObserverFL.com

*Florida House Bill 35

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

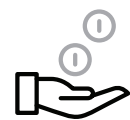


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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



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

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

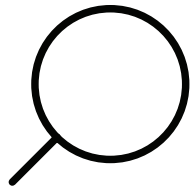


Citizens continue to learn about vital civic matters from newspaper notices.

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

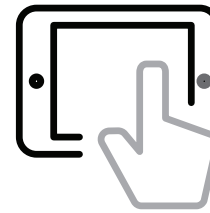
Verifying publication is difficult-to-impossible on the web.

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



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

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

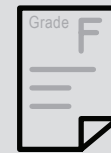


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of ANTOINETTE MALTESE, if deceased any unknown heirs or assigns, will, on July 8, 2022, at 10:00 a.m., at 11310 Shasta Lane, Lot #237, Port Richey, Pasco County, Florida 34668; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1968 GRAY MOBILE HOME, VIN: 5012CK0786, TITLE NO.: 0003121098 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 June 24; July 1, 2022 22-01087P

SECOND INSERTION

NOTICE OF ACTION FOR Petition for Temporary Custody by Extended Family IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 2022-DR-005612-WS Division: Z1 J.A.B. and J.J.M., Children, and LORI DRADDY, Petitioner and JESSICA BALES, MICHAEL HEATHMURPHY, and UNKNOWN FATHER, Respondent. TO: JESSICA BALES 5636 Sunshine Park Drive, New Port Richey, FL 34652

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, LORI DRADDY, whose address is c/o Christopher Paul Fordham, Esquire, Schenking & Fordham, P.A., 1421 Oakfield Drive, Brandon, FL 33511, on or before 7/18/22, and file the original with the clerk of this Court at: West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: June 17 2022

Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT By: JR Sorrell Deputy Clerk

June 24; July 1, 8, 15, 2022 22-01076P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. PROBATE DIVISION
CASE NO: 2021-CP-2034
IN RE: ESTATE OF NANCY CRIPPEN, Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is: August 13, 2021.

The date of first publication of this notice is: June 24, 2022.

Personal Representative

Jeffrey P. Crippen 7044 SW 19th Avenue Rd., Ocala, FL 34476

Attorney for Personal Representative: Joshua L. Moses

Florida Bar No. 119304 808 E Fort King Street Ocala, FL 34471 (352) 369-1300

Primary Email: Josh@RMProbate.com June 24; July 1, 2022 22-01072P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2022-CP-000418-CPAX-WS
IN RE: ESTATE OF ROBERT K. KULIKOWSKI A/K/A ROBERT KULIKOWSKI Deceased.

The administration of the estate of Robert K. Kulikowski a/k/a Robert Kulikowski, deceased, whose date of death was October 9, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 24, 2022.

Personal Representative

Adam Kulikowski 32 Shepard Place Kearny, New Jersey 07032

Attorney for Personal Representative: Pamela D. Lutes, Esq., Attorney Florida Bar Number: 133892

4337 Libby Lane Land O Lakes, Florida 34639 Telephone: (813) 610-0956

Fax: (813) 388-4504 E-Mail: PamLuteslaw@gmail.com Secondary E-Mail: Pamgaylordlaw@gmail.com

June 24; July 1, 2022 22-01071P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP-000962
IN RE: ESTATE OF JOSEPH CHARLES LINNEMAN A/K/A JOSEPH C. LINNEMAN, Deceased.

The administration of the estate of Joseph Charles Linneman a/k/a Joseph C. Linneman, deceased, whose date of death was May 31, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 24, 2022.

Personal Representative

Margaret A. Linneman 10401 Rough Road San Antonio, Florida 33576

Attorney for Personal Representative: Linda S. Faingold, Esquire Florida Bar Number: 011542

5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705

Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com

June 24; July 1, 2022 22-01073P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512022CP000996CPAXWS
IN RE: ESTATE OF LYCOURGOS KOUMANTAREAS Deceased.

The administration of the estate of Lycourgos Koumantareas, deceased, whose date of death was April 29, 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 24, 2022.

Personal Representative:

Michael G. Kouskoutis 4104 Deltona Blvd, Spring Hill, FL 34606

Attorney for Personal Representative: /s/ N. Michael Kouskoutis, Esq.

N. Michael Kouskoutis, Esq. Florida Bar Number: 883591 623 E. Tarpon Ave. Tarpon Springs, FL 34689

Telephone: (727) 942-3631 Fax: (727) 934-5453 E-Mail: nmk@nmkllaw.com

Secondary E-Mail: transcribe123@gmail.com June 24; July 1, 2022 22-01089P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP-000759
IN RE: ESTATE OF JUDITH O. GRIFFITH A/K/A JUDITH OTTALENE GRIFFITH, Deceased.

The administration of the estate of Judith O. Griffith a/k/a Judith Ottalene Griffith, deceased, whose date of death was March 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 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 24, 2022.

Personal Representative

Nigel A. Griffith 209 Union Hall Dev. St. Philip, Barbados

Attorney for Personal Representative: Linda S. Faingold, Esquire

Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558

Telephone: (813) 963-7705 Fax: (888) 673-0072

E-Mail: linda@tampabayelderlaw.com June 24; July 1, 2022 22-01074P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-2022-CP-000810-WS
IN RE: ESTATE OF ROBERT F. ALLEN Deceased.

The administration of the estate of ROBERT F. ALLEN, deceased, whose date of death was April 13, 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 24, 2022.

Personal Representative:

WAYNE L. ALLEN 10015 Trinity Blvd., Suite 101 Trinity, FL 34655

Attorney for Personal Representative: DAVID J. WOLLINKA, Attorney

Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW

10015 TRINITY BLVD., SUITE 101 TRINITY, FL 34655 Telephone: (727) 937-4177

Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com

June 24; July 1, 2022 22-01108P

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-000450
IN RE: ESTATE OF
THOMAS EDWARD FISCHER
Deceased.

The administration of the estate of THOMAS EDWARD FISCHER, deceased, whose date of death was February 11, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 201, 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 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 24, 2022.

Signed on this 16th day of June, 2022.

/s/Chelsea Nicole Fischer
Chelsea Nicole Fischer
Personal Representative
6756 Hartland Street
Fort Myers, FL 33905
/s/Madison Victoria Vischer
Madison Victoria Vischer
Personal Representative
3128 River Grove Circle
Fort Myers, FL 33905
/s/Mark Martella
Mark Martella, Esq.
Attorney for Personal Representative
Florida Bar No. 002402
Dellutri Law Group, P.A.
18501 Murdock Circle, Suite 304
Port Charlotte, FL 33948
Telephone: 941-206-3700
Email Addresses:
mmartella@dellutrilawgroup.com
& tcummings@dellutrilawgroup.com
June 24; July 1, 2022 22-01070P

SECOND INSERTION

NOTICE OF TRUST
ADMINISTRATION
IN THE CIRCUIT COURT OF PASCO
COUNTY, FLORIDA
PROBATE DIVISION
In Re: Estate of
MARIA KERAMAS,
Deceased

This shall serve as Notice of Trust Administration of the MARIA KERAMAS REVOCABLE TRUST AGREEMENT u/t/d 02/02/2011. The above referenced Decedent was Grantor/Beneficiary of the captioned Trust. Decedent's date of death was April 16, 2022. Summary Administration will be filed in Pasco County, Florida. The name and address of the Trustee is Stathis Pappas, 3267 East Lydius St., Schenectady, NY 12303, and the Trustee's attorney's name and address is set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

Any interested person upon whom this Notice is served who intends to challenge the validity of the Trust or the qualifications of the Trustee, and all persons having claims against the Decedent's estate who are served with a copy of this Notice, are required to serve the Trustee or his attorney with such objection or claim within the later of three (3) months after the date of the first publication of this Notice or thirty (30) days after the date of service of a copy of this Notice on that person.

Persons having claims against the estate who are not known to the Trustee and whose names or addresses are not reasonably ascertainable, must serve all claims against the estate within three (3) months after the date of the first publication of this Notice.

All Claims And Objections Not So Served Are Forever Barred.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS JUNE 24, 2022.

Trustee
STATHIS PAPPAS
3267 East Lydius St.
Schenectady, NY 12303
Attorney for Trustee
GEORGE G. PAPPAS, ESQ.
Florida Bar No. 109312
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
June 24; July 1, 2022 22-01090P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 22-CP-000539 CPA XWS
IN RE: ESTATE OF
RITA A. BARNES,
Deceased.

The administration of the estate of RITA A. BARNES, deceased, whose date of death was August 23, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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 24, 2022.

Personal Representative:
JAMES RAY BARNES
460 N.E. 35th Court, #5
Oakland Park, Florida 33334
Attorney for Personal Representative:
/s/Caitlin M. Powell
Caitlin M. Powell/FBN 118385
Brandon D. Bellew/FBN 025721
JOHNSON POPE BOKOR RUPPEL &
BURNS, LLP
911 Chestnut Street
Clearwater, Florida 33756
Telephone: (727) 461-1818
Fax: (727) 462-0365
Primary E-Mail: caitlinp@jpfirm.com
Secondary E-Mail:
angelam@jpfirm.com
Secondary E-Mail: karenl@jpfirm.com
June 24; July 1, 2022 22-01088P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 52-2022-CP-001054-WS
In Re The Estate Of:
THOMAS L. McFARLAND,
Deceased

The administration of the estate of THOMAS L. McFARLAND, deceased, whose date of death was May 29, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 38053 Live Oak, 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 THREE MONTHS (3) 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 the first publication of this notice is June 24, 2022.

DAVID W. McFARLAND - PR
LAW OFFICES OF STEVEN K.
JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
June 24; July 1, 2022 22-01103P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 51-2022-CP-0919-WS
IN RE: ESTATE OF
KEVIN G. REYNOLDS
Deceased.

The administration of the estate of Kevin G. Reynolds, deceased, whose date of death was January 31, 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 24, 2022.

Personal Representative:
Meghan Reynolds
10940 Osceola Drive
New Port Richey, Florida 34654
Attorney for Personal Representative:
Richard C. Williams, Jr., Esq., Attorney
Florida Bar Number: 283177
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: rcw@FLProbateTrustLaw.com
Secondary E-Mail:
stacey@FLProbateTrustLaw.com
June 24; July 1, 2022 22-01104P

SECOND INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD/NO SUPPORT)
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT,
IN AND FOR PASCO COUNTY,
FLORIDA
Case No.: 51-2022-DR-02748
Division: ES

REBECA NUNEZ HERNANDEZ, Petitioner, and ANASTASIO HERNANDEZ SILVA, Respondent
TO: ANASTASIO HERNANDEZ SILVA
36935 TERRY ROAD,
DADE CITY, FLORIDA 33523

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, REBECA NUNEZ HERNANDEZ, whose address is 36935 Terry Road, Dade City, Florida 33523, on or before 7/25/22, and file the original with the clerk of this Court at: Clerk of the Court, Family Law Division, 38053 Live Oak Avenue, Dade City, Florida 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

NONE
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED: June 17, 2022
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
By: Kelly Jeanne Symons
Deputy Clerk
June 24; July 1, 8, 15, 2022 22-01075P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-0327-WS
Division J
IN RE: ESTATE OF
CAROLYN A. RIOS
a/k/a CAROLYN RIOS
Deceased.

The administration of the estate of CAROLYN A. RIOS a/k/a CAROLYN RIOS, deceased, whose date of death was July 2, 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 24, 2022.

Personal Representative:
LEROY A. POOLE III
4206 Richmere Dr.
New Port Richey, Florida 34652
Attorney for Personal Representative:
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619;
SPN #63606
7317 Little Road
NEW PORT RICHEY, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
June 24; July 1, 2022 22-01091P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2022-CP-906-WS
IN RE: ESTATE OF
MYRTLE J. SKINNER A/K/A
MYRTLE JEANETT SKINNER
Deceased.

The administration of the estate of Myrtle J. Skinner a/k/a Myrtle Jeanett Skinner, 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 24, 2022.

Personal Representative:
Flora Hutchins Ballew
5455 Ashland Drive
Spring Hill, Florida 34606
Attorney for Personal Representative:
Richard C. Williams, Jr., Esq.
Attorney for Petitioner
Florida Bar Number: 283177
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: rcw@flprobate-trustlaw.com
Secondary E-Mail:
michelle@flprobate-trustlaw.com
June 24; July 1, 2022 22-01092P

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. 2019CA002929
MICHIGAN MUTUAL, INC.,
Plaintiff,

vs.
ANGEL ROSAS, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 2, 2022, and entered in 2019CA002929 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 ANGEL ROSAS; NATASHA LYNN ROSAS A/K/A NATASHA ROSAS A/K/A NATASHA L. ROSAS; HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.; CAPITAL ONE BANK (USA), N.A.; UNKNOWN TENANTS/OWNERS 1 N/K/A ANGEL ROSAS JR. 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 July 11, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 7, SUNCOAST LAKES PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 1-24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 15653 LEATHERLEAF LN, LAND O LAKES, FL 34638
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 20 day of June, 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
Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
21-004484 - CaB
June 24; July 1, 2022 22-01066P

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-000695-CAAX-ES
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
THE CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2007-8,
Plaintiff, vs.
SEAN S. BROWN, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018-CA-000695-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, Plaintiff, and, SEAN S. BROWN, et al., are Defendants, Clerk of 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 2nd day of August, 2022, the following described property:
LOT 3, BLOCK 3 OF WATERGRASS PARCEL "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 73 THROUGH 86, OF THE 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 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 17th day of June, 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
32875.1668 / JDeleon-Colonna
June 24; July 1, 2022 22-01059P

SECOND INSERTION

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

Case No. 2018CA003322CAAXES
PHH Mortgage Corporation,
Plaintiff, vs.
Melvin Barrios a/k/a Melvin S.
Barrios, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA003322CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein PHH Mortgage Corporation is the Plaintiff and Melvin Barrios a/k/a Melvin S. Barrios; Rose Barrios a/k/a Rose M. Barrios are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 18th day of July, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 19, OF FOX RIDGE, PHASE TWO, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 42 THROUGH 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 21st day of June, 2022.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4778
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By Amanda Driscoll, Esq.
Florida Bar No. 85926
File # 17-P02701
June 24; July 1, 2022 22-01054P

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. 2021CA002255CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs. ASHLEY D. GETTINO AND NICHOLAS GETTINO A/K/A NICHOLAS A GETTINO II, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2022, and entered in 2021CA002255CAAXES 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 ASHLEY D. GETTINO; NICHOLAS GETTINO A/K/A NICHOLAS A. GETTINO II; FLORIDA HOUSING FINANCE CORPORATION; TIERRA DEL SOL HOMEOWNER'S 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 July 11, 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 19, TIERRA DEL SOL PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 70 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 9300 WELLSTONE DR, LAND O LAKES, FL 34638
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 20 day of June, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
20-016667 - CaB
June 24; July 1, 2022 22-01065P

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. 512019CA002441CAAXES THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006- 17, Plaintiff, vs. CAROL A. TOCHTERMAN A/K/A CAROL TOCHTERMAN; BETRAM S. TOCHTERMAN A/K/A BERTRAM TOCHTERMAN; 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 June 14, 2022, and entered in Case No. 512019CA002441CAAXES of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006- 17, is Plaintiff and CAROLA TOCHTERMAN A/K/A CAROL TOCHTERMAN; BETRAM S. TOCHTERMAN A/K/A BERTRAM TOCHTERMAN; 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 August 15, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

TRACT 30 HIGHLAND FOR-

EST, UNRECORDED PLAT LESS AND EXCEPT THE SOUTHWEST 1/2 ACRES FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTH 270 FEET OF THE WEST178 FEET THEREOF AND THE SOUTHMOST 25 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY AND/OR UTILITIES 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.

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.

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.
DATED 6/21/22.
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
1496-178239 / SM2
June 24; July 1, 2022 22-01093P

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. 2020CA002510CAAXES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6, Plaintiff, vs.

RHONDA LANE; MARK ALAN HAGER; SCOTT RICHARD HAGER; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA A. HELLER, DECEASED; COREY HELLER; CHRISTINE HELLER; SCOTT RICHARD HAGER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM R. HAGER, JR. A/K/A WILLIAM RUSSELL HAGER, JR., DECEASED; 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 June 13, 2022, and entered in Case No. 2020CA002510CAAXES of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6 is Plaintiff and RHONDA LANE; MARK ALAN HAGER; SCOTT RICHARD HAGER; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BARBARA A. HELLER, DECEASED; COREY HELLER; CHRISTINE HELLER; SCOTT RICHARD HAGER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM R. HAGER, JR. A/K/A WILLIAM RUSSELL HAGER, JR., DECEASED; 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 August 15, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

TRACT 618 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY FLORIDA, LESS THE EAST 150.00 FEET THEREOF AND THE NORTH AND THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY.
TOGETHER WITH THAT CERTAIN 1998 PIONEER MOBILE HOME, VIN NUMBERS: PH1414GA12925A AND PH1414GA12925B,
TITLE NUMBERS: 74363303 AND 74363302

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 June 20, 2022
By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907
Roy Diaz, Attorney of Record Florida Bar No. 767700
Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff
499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-177515 / SM2
June 24; July 1, 2022 22-01057P

SECOND INSERTION

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

CASE NO. 2019CA004174CAAXES U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. GREEN EMERALD HOMES LLC; RAILROAD AND INDUSTRIAL FEDERAL CREDIT UNION; WESTBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.; GREGORY MCGRUDER; 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 February 25, 2022 and an Order Resetting Sale dated June 15, 2022 and entered in Case No. 2019CA004174CAAXES of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and GREEN EMERALD HOMES LLC; RAILROAD AND INDUSTRIAL FEDERAL CREDIT UNION; WESTBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.; GREGORY MCGRUDER; 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 August 15, 2022, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 16, BLOCK 11, SADDLEBROOK VILLAGE WEST UNITS 3A AND 3B, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 46, PAGE 74, INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN 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 6/16/22
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
1460-175042 / VMR
June 24; July 1, 2022 22-01058P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No. 2015CA001785CAAXWS WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, PLAINTIFF, VS.

THOMAS J. BUYEA, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 9, 2022 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on July 11, 2022, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 11, THE GLEN AT RIVER RIDGE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 24, Page 8-10, Public Records of Pasco County, Florida
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

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

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff
1515 South Federal Highway, Suite 100 Boca Raton, FL 33432
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: Kyle Melanson, Esq. FBN 1017909
Our Case #: 18-000367-FIH
June 24; July 1, 2022 22-01068P

SECOND INSERTION

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

CASE: 2022CC000545 TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

LILLIAN A. FORNABIO; UNKNOWN SPOUSE OF LILLIAN A. FORNABIO; 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 76, SAN CLEMENTE VILLAGE, UNIT FIVE, according to the Plat thereof as recorded in Plat Book 14, Pages 148 thru 151, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 10717 Mira Vista Drive, Port Richey, FL 34668

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

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
June 24; July 1, 2022 22-01062P

SECOND INSERTION

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

CASE NO.: 2019CA002979CAAXWS CALIBER HOME LOANS, INC., Plaintiff, vs.

TREVOR JOHNSON; CASSANDRA JOHNSON A/K/A CASSANDRA R. JOHNSON; UNKNOWN SPOUSE OF CASSANDRA JOHNSON A/K/A CASSANDRA R. JOHNSON; UNKNOWN TENANT(S) IN POSSESSION #1 AND #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated June 15, 2022, entered in Civil Case No.: 2019CA002979CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein CALIBER HOME LOANS, INC., Plaintiff, and TREVOR JOHNSON; CASSANDRA JOHNSON A/K/A CASSANDRA R. JOHNSON; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A HEATHER TIMPANELLI, are Defendants.

NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 13th day of October, 2022, the following described real property as set forth in said Judgment, to wit:

LOT 19, THE MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14,

PAGE(S) 109 THROUGH 112, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 60 days after the sale. If you fail to file a claim you will not be entitled to any remaining funds. After 60 days, 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.

Dated: June 17, 2022
/s/ Brian L. Rosaler
By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff:
Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
19-48168
June 24; July 1, 2022 22-01064P

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case #: 2022CA000991CAAXWS
DIVISION: J2

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Daniel Schaffer a/k/a Daniel Jay Shaffer a/k/a Daniel J. Shaffer, Deceased, and All Other Persons Claiming by Through, Under, Against The Named Defendant (s): Aaron D. Schaffer; Shannon N. Povlich a/k/a Shannon Nicole Povlich a/k/a Shannon N. Shaffer; Unknown Spouse of Aaron D. Schaffer; Unknown Spouse of Shannon N. Povlich a/k/a Shannon Nicole Povlich a/k/a Shannon N. Shaffer; 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)

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Daniel Schaffer a/k/a Daniel Jay Shaffer a/k/a Daniel J. Shaffer, Deceased, and All Other Persons Claiming by Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 1370, HOLIDAY LAKE ESTATES, UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 128, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 3207 Fairmount Drive, Holiday, FL 34691.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP, LLP, Attorneys for Plaintiff, whose address is 22424 North Federal Highway, Suite 360, Boca Raton, FL 33431, on or before July 25, 2022 and file the original with the clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded 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 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.

WITNESS my hand and seal of this Court on the 21st day of June, 2022.

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
By: Kelly Jeanne Symons
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff
2424 North Federal Highway,
Suite 260
Boca Raton, FL 33431
22-325900 FCO1 RFT
June 24; July 1, 2022 22-01097P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000017TDAXXX
NOTICE IS HEREBY GIVEN,
That ETC FOB BUDDÉ 200314203,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1711671
Year of Issuance: 06/01/2018
Description of Property:
31-26-16-0170-00000-4300
BUENA VISTA-2 PB 4 PG 108
LOT 430 OR 1993 PG 1835
Name(s) in which assessed:
ESTATE OF MARGUERITE S
KNIGHT
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01048P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000018TDAXXX
NOTICE IS HEREBY GIVEN,
That ETC FOB BUDDÉ 200314203,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1711763
Year of Issuance: 06/01/2018
Description of Property:
32-26-16-0010-00N00-0110
DIXIE GROVES ESTATES PB 6
PG 27 LOT 11 BLOCK N OR 9105
PG 2736
Name(s) in which assessed:
THOMAS MINSHALL
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01049P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000011TDAXXX
NOTICE IS HEREBY GIVEN,
That JESSICA J WHOBREY, the
holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1402575
Year of Issuance: 06/01/2015
Description of Property:
36-26-21-0020-00000-1250
CRYSTAL SPRINGS PB 2 PGS 4
& 5 LOTS 125 THRU 128 INCL
OR 4152 PG 426
Name(s) in which assessed:
JAMES F A GRAY
HEATH C M GRAY
HEATH CHARLES MASON
GRAY
ANISSA M CARTER GRAY
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01042P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000004TDAXXX
NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES
INC AND OCEAN BANK, the holder of
the following certificates has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of
property, and the names in which it was
assessed are as follows:

Certificate #: 1702508
Year of Issuance: 06/01/2018
Description of Property:
22-26-21-0010-00000-0101
CHAIVA HTS PB 5 PG 102 N 136
FT LOT 10 EXCEPT THE EAST
5.00 FT THEREOF OR 8211 PG
441
Name(s) in which assessed:
GEORGE OWENS JR
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01035P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000010TDAXXX
NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES
INC AND OCEAN BANK, the holder of
the following certificates has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of
property, and the names in which it was
assessed are as follows:

Certificate #: 1711128
Year of Issuance: 06/01/2018
Description of Property:
21-26-16-0040-00000-0822
ANCLOTE RIVER ACRES UNIT
2 PB 4 PG 69 NORTH 303 FT OF
LOT 82 OR 4289 PG 104
Name(s) in which assessed:
ULREICH FAMILY TRUST
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01041P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000012TDAXXX
NOTICE IS HEREBY GIVEN,
That GRIFFIN HARE CAPITOL LLC,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1710705
Year of Issuance: 06/01/2018
Description of Property:
17-26-16-0580-00000-1761
SPRING LAKE ESTATES UNIT
THREE PB 9 PG 168 WEST 10.00
FT OF LOT 176 OR 9675 PG 202
Name(s) in which assessed:
US BANK NA TRUSTEE
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01043P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000016TDAXXX
NOTICE IS HEREBY GIVEN,
That ETC FOB BUDDÉ 200314203,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1710513
Year of Issuance: 06/01/2018
Description of Property:
16-26-16-051A-00000-0960
VIRGINIA CITY UNIT 1 PB 10
PG 139 LOT 96 OR 8591 PG 777
Name(s) in which assessed:
KYLE LEE NEWSOM
ESTATE OF NANCY M
NEWSOM
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01047P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000014TDAXXX
NOTICE IS HEREBY GIVEN,
That ETC FOB BUDDÉ 200314203,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1705645
Year of Issuance: 06/01/2018
Description of Property:
09-25-17-0010-00K00-0690
MOON LAKE ESTATES UNIT
1 PB 4 PGS 72-73 LOTS 69 & 70
BLOCK K OR 7483 PG 1690 OR
9517 PG 3415
Name(s) in which assessed:
ROBERT EMRICK
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01045P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000005TDAXXX
NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES
INC AND OCEAN BANK, the holder of
the following certificates has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of
property, and the names in which it was
assessed are as follows:

Certificate #: 1702942
Year of Issuance: 06/01/2018
Description of Property:
05-26-20-0000-00500-0021
W 1.50 ACRES OF EAST 5 ACRES
OF S1/2 OF N1/2 OF SW1/4 OF
NE1/4 OF SEC 5 SUBJECT TO
INGRESS-EGRESS EASEMENT
OVER SOUTH 15 FT THEREOF;
TOGETHER WITH INGRESS-
EGRESS EASEMENT OVER
EAST 15 FT OF S1/2 OF SW1/4
OF NE1/4 OF SEC SUBJECT TO
UTILITY EASEMENT OVER
SOUTH 20.00 FT THEREOF
PER OR 8520 PG 336 OR 3194
PG 1934
Name(s) in which assessed:
JERRY GLEN BENSON
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01036P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000006TDAXXX
NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES
INC AND OCEAN BANK, the holder of
the following certificates has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of
property, and the names in which it was
assessed are as follows:

Certificate #: 1706899
Year of Issuance: 06/01/2018
Description of Property:
23-24-16-0300-00000-0080
SUNNYDALE UNREC PLAT
LOT 8 BEING A SUB OF LOT 8
BLOCK 7 GULF COAST ACRES
UNIT 2 PB 5 PG 85 DESC AS
COM AT A POINT ON NORTH
LINE OF LOT 8 LYING N89DG
55' 20"E 214.35 FT FROM
PLATTED NW COR OF LOT
8 TH N89DG 55' 20"E 50 FT
TH S00DG 04' 40"E 78.96 FT
TH S89DG 55' 20"W 50 FT
TH S89DG 55' 20"W 50 FT
TH S89DG 55' 20"W 50 FT
THEREOF RESERVED FOR
ROAD R/W; TOGETHER WITH
PERPETUAL EASEMENT FOR
INGRESS & EGRESS OR 3848 PG
1018
Name(s) in which assessed:
JOHN R BETZ
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01037P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000008TDAXXX
NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES
INC AND OCEAN BANK, the holder of
the following certificates has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of
property, and the names in which it was
assessed are as follows:

Certificate #: 1706903
Year of Issuance: 06/01/2018
Description of Property:
23-24-16-0300-00000-0220
SUNNYDALE UNREC REPLAT
OF LOT 8 BLK 7 GULF COAST
ACS UNIT 2 PB 5 PG 85 COM
AT A POINT ON NORTH LINE
OF SAID LOT 8 LYING N89DG
55' 20"E 564.35 FT FROM NW
COR OF SAID LOT 8 FOR POB
TH N89DG 55' 20"E 50 FT TH
S00DG 04' 40"E 78.96 FT TH
S89DG 55' 20"W 50 FT TH
N00DG 04' 40"W 78.96 FT TO
POB AKA LOT 22 SLY 15 FT
THEREOF RESERVED FOR
ROAD R/W; TOGETHER WITH
A PERPETUAL EASEMENT
FOR INGRESS & EGRESS OR
5098 PG 1786
Name(s) in which assessed:
JOHN R BETZ
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01039P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000013TDAXXX
NOTICE IS HEREBY GIVEN,
That GRIFFIN HARE CAPITOL LLC,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1701473
Year of Issuance: 06/01/2018
Description of Property:
01-26-21-0010-01000-0000
ZEPHYRHILLS COLONY COM-
PANY LANDS PB 1 PG 55 IN-
GRESS AND EGRESS R/W LY-
ING IN TRACTS 7 & 10 OF SEC
1 DESC AS COM AT SE COR OF
SAID TRACT 10 TH NORTH
ALG EAST BDY THEREOF 150
FT FOR POB TH S89DG 01'W
647.37 FT TO WEST BDY OF
SAID TRACT 10 TH NORTH
ALG SAID WEST BDY 15 FT
TH N89DG 01'E 85.23 FT TH
NORTH 15 FT TH N89DG 01'E
432 FT TH NORTH 300 FT
TH S89DG 01'W 432.68 FT TH
NORTH 15 FT TH N89DG 01'E
83.85 FT TH NORTH 15.00 FT
TH N89DG 01' 545.71 FT TH
SOUTH 330 FT TH N89DG 01'E
100 FT TH SOUTH 30 FT TO
POB OR 437 PG 255
Name(s) in which assessed:
ESTATE OF DAVID B DUNGAN
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01044P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000009TDAXXX
NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES
INC AND OCEAN BANK, the holder of
the following certificates has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of
property, and the names in which it was
assessed are as follows:

Certificate #: 1710008
Year of Issuance: 06/01/2018
Description of Property:
06-26-16-0010-00000-0810
GREEN KEY ESTS PB 6 PG 57
LOT 81 OR 8206 PG 1706
Name(s) in which assessed:
JOHN ICKERINGILL
SEAN PATRICK ONEIL
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01040P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000015TDAXXX
NOTICE IS HEREBY GIVEN,
That ETC FOB BUDDÉ 200314203,
the holder of the following certificates
has filed said certificate for a tax deed
to be issued thereon. The certificate
number and year of issuance, the
description of property, and the names
in which it was assessed are as follows:

Certificate #: 1710023
Year of Issuance: 06/01/2018
Description of Property:
06-26-16-0030-00000-0880
EDGEWATER GARDENS UNIT
1 PB 6 PG 96 LOT 88 OR 9731 PG
0580
Name(s) in which assessed:
TRUST #4841
MARYNELYS AVILA TRUSTEE
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01046P

THIRD INSERTION

Notice of Application for Tax Deed
2022XX000007TDAXXX

NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the
following certificates has filed said certificate for a tax deed to be issued thereon.
The certificate number and year of issuance, the description of property, and the names
in which it was assessed are as follows:
Certificate #: 1707291
Year of Issuance: 06/01/2018
Description of Property:
34-24-16-0050-00000-0220
GARDEN TERRACE UNIT 1 PB 7 PG 23 LOTS 22 & 23
Name(s) in which assessed:
JASON BRESEMAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property
described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>,
on July 21, 2022 at 10:00 am.
June 06, 2022
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Susannah Hennessy
Deputy Clerk
June 17, 24; July 1, 8, 2022
22-01038P

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business
Observer

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
Case No. 2022CA000966CAAXES
Truist Bank, successor by merger to SunTrust Bank
Plaintiff, vs.
Gregory W. Brown; Lisa D. Brown; Truist Bank, successor by merger to SunTrust Bank; Steams Bank National Association; Citrus Contracting, LLC; Plantation Palms Homeowners Association, Inc.
Defendants.
 TO: Gregory W. Brown
 Last Known Address: 23534 Gracewood Cir., Land O Lakes, FL 34639
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:
 LOT 971, PLANTATION PALMS PHASE 4A, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED

IN PLAT BOOK 49, PAGES 100 THROUGH 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before July 11, 2022, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
 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 15, 2022.
 Nikki Alvarez-Sowles
 As Clerk of the Court
 By JR Sorrell
 As Deputy Clerk
 Brock & Scott, PLLC.,
 the Plaintiff's attorney
 2001 NW 64th St. Suite 130
 Ft. Lauderdale, FL 33309
 File # 22-F00616
 June 24; July 1, 2022 22-01055P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No.: 2022CA001042CAAXWS
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, vs.
JONATHAN R. KASEL, STEPHANIE GOLD ET AL., DEFENDANTS.
 TO: STEPHANIE GOLD
 Last Known Address: 4732 MILL RUN DRIVE, NEW PORT RICHEY, FL 34653
 Current Residence: UNKNOWN
 TO: UNKNOWN SPOUSE OF STEPHANIE GOLD
 Last Known Address: 4732 MILL RUN DRIVE, NEW PORT RICHEY, FL 34653
 Current Residence: UNKNOWN
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 16, BLOCK D, MILL RUN PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 100 THROUGH 102, INCLUSIVE, OF THE 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 MILLER, GEORGE & SUGGS, PLLC, Attorney Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before 7/25/2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER C/O FLA) and file the original with the Clerk of this Court either before service on Plaintiffs 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. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1- 800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
 WITNESS my hand and the seal of this Court this 20th day of June, 2022.
 NIKKI ALVAREZ-SOWLES, ESQ.
 As Clerk of the Circuit Court
 By: Kelly Jeanne Symons
 As Deputy Clerk
 22FL373-0564
 June 24; July 1 2022 22-01063P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No.:
2022CA001192CAAXES
U.S. BANK NATIONAL ASSOCIATION
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL MCGUINNESS, et al., Defendants.
 TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL MCGUINNESS
 Last Known Address: 36631 MONAHAN DR, ZEPHYRHILLS, FL 33541
 Current Residence Unknown
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 PARCEL 1:
 THE NORTH 93 FEET OF THE EAST 150 FEET OF THE WEST 225 FEET OF TRACT 62, IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SUBJECT TO RESTRICTIONS OF RECORD.
 PARCEL 2:
 THE WEST 1 FEET OF THE NORTH 20 FEET OF THE WEST 124 FEET OF THE EAST 439 FEET OF THE NORTH 86 FEET OF TRACT 62, IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS

PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A. Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before July 11, 2022, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 WITNESS my hand and the seal of this Court this ___ day of JUN 15 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
 22-00620
 June 24; July 1, 2022 22-01056P

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2021CA002204CAAXES
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DOUGLAS H. WISECUP A/K/A DOUGLAS WISECUP, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.
 Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 14, 2022, and an Order Rescheduling Foreclosure sale entered on May 25, 2022, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:
 A PORTION OF PARCEL 31, UNIT 2, HEATHER PARK, AN UNRECORDED SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 330.78 FEET OF THE EAST 992.34 FEET OF THE SOUTH 131.00 FEET OF THE NORTH 3291.80 FEET OF THE S 3/4 OF THE W 1/2 OF THE E 1/2 OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15.0 FEET THEREOF AND ACROSS THE NORTH 15.0 FEET THEREOF, AS RECORDED IN O.R. BOOK 743,

PAGE 739, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 TOGETHER WITH A 1999 MERIT DOUBLEWIDE MOBILE HOME ID NUMBER: FLHMB94243856A AND FLHMB94243856B.
 a/k/a 8122 HOBART DRIVE, ZEPHYRHILLS, FL 33540-5754
 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on July 25, 2022, beginning at 11:00 AM.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext. 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
 Dated at St. Petersburg, Florida this 21st day of June, 2022.
 eXL Legal, PLLC
 Designated Email Address: efling@exlegal.com
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 Isabel López Rivera
 FL Bar: 1015906
 1000007138
 June 24; July 1, 2022 22-01094P

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No.: 2022CC001727CCAXW
GARDENS OF BEACON SQUARE CONDOMINIUM ASSOCIATION, INC.
Plaintiff, vs.
THE UNKNOWN HEIRS, ET AL., Defendants.
 TO: The Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Vicki Jean Kaiser, Deceased, Tenant In Possession, Tenant In Possession #2, And All Other Persons In Possession Of The Subject Real Property Whose Names Are Uncertain, 4210 Prince Place
 New Port Richey, Florida 34652
 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 6, 2022, in Official Records Instrument #2022031428, in the Public Records of Pasco County, on the following property located in Hillsborough County, Florida.
 ADDRESS: 4210 Prince Place.
 LEGAL:
 Unit H, Building 1805, GARDENS OF BEACON SQUARE CONDOMINIUM, according to that certain Declaration of Condominium as recorded in Official Record Book 48, Page 663, and any amendments thereto, Public Records of Pasco County, Florida together with an undivided share in the common elements appurtenant thereto. Commonly referred to as: 4210 Prince Place,

New Port Richey, Florida 34652.
 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, GEORGE D. ROOT, III, Esquire, 109 S. Edison Avenue, Tampa, Florida 33606 on or before July 11, 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 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 17th day of June, 2022.
 Nichole "Nikki" Alvarez-Sowles
 As Clerk of Circuit Court
 by: JR Sorrell
 Stockham Law Group, P.A.
 109 S Edison Avenue
 Tampa, Florida 33606
 June 24; July 1, 2022 22-01067P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
 GENERAL CIVIL DIVISION
Case No.: 2022-CA-559-ES
ASBEL ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
ESTATE OF FAYE. STRAUGHN; THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FAYE. STRAUGHN, DECEASED; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; AQUA FINANCE, INC.; LNVN FUNDING, LLC; UNIFUND CCR, LLC, Defendants.
 TO: Estate of Fay E. Straughn 9530 Nathaniel Lane Land O Lakes, FL, 34638
 THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FAYE. STRAUGHN, DECEASED
 9530 Nathaniel Lane Land O Lakes, FL, 34638
 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES,

HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
 9530 Nathaniel Lane Land O Lakes, FL, 34638
 YOU ARE NOTIFIED that an action to enforce a lien on the following property in Pasco County, Florida:
 Lot 4, Block 17, Asbel Estates Phase 3, according to the map or plat thereof, as recorded in Plat Book 69, Page(s) 39 through 52, inclusive, of the Public Records of Pasco County, Florida. Parcel I.D. No.: 21-25-18-0010-01700-0040 a.k.a. 9530 Nathaniel Lane has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before July 25, 2022, (no later than 30 days from the date of first publication of this notice of action), 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. Publishing is to take place for two (2) consecutive weeks.
 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 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) 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.
 Signed on this June 15, 2022.
 Nikki Alvarez-Sowles, Esq.
 CLERK OF THE CIRCUIT COURT
 BY: Kelly Jeanne Symons
 Deputy Clerk
 June 24; July 1, 2022 22-01069P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION
Case No. 2014CA004563CAAXWS
BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5CB, PLAINTIFF, VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANTHONY MARINO A/K/A ANTHONY V. MARINO SR. A/K/A ANTHONY V. MARINO (DECEASED), ET AL. DEFENDANT(S).
 TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANTHONY MARINO A/K/A ANTHONY V. MARINO SR. A/K/A ANTHONY V. MARINO (DECEASED)
 RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS: 12912 Solola Way, Trinity, FL 34655
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:
 LOT 25, TRINITY EAST PLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 2 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Trom-

berg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before July 25, 2022, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation providers for information regarding transportation services.
 DATED JUN 22 2022
 Nikki Alvarez-Sowles, Esq.,
 Clerk & Comptroller
 Clerk of the Circuit Court
 By: JR Sorrell
 As Deputy Clerk
 Tromberg, Morris & Poulin, PLLC
 Attorneys for Plaintiff
 1515 South Federal Highway,
 Suite 100,
 Boca Raton, FL 33432,
 Our Case # 15-002921-FIHST
 June 24; July 1, 2022 22-01102P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION
Case No.
2022CA001059CAAXES
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
PAUL E. PIKE, JR.; CHERRI V.B. PIKE; UNKNOWN SPOUSE OF PAUL E. PIKE, JR.; UNKNOWN SPOUSE OF CHERRI V.B. PIKE; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 To the following Defendant(s):
 PAUL E. PIKE, JR.
 (LAST KNOWN ADDRESS)
 36929 BLANTON ROAD
 DADE CITY, FL 33523
 UNKNOWN SPOUSE OF PAUL E. PIKE, JR.
 (LAST KNOWN ADDRESS)
 36929 BLANTON ROAD
 DADE CITY, FL 33523
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 5 AND 6 JUNE'S ACRES SUBDIVISION IN THE SE 1/4 OF SE 1/4 OF SECTION 21 TOWNSHIP 24 SOUTH RANGE 21 EAST AS RECORDED IN PLAT BOOK 3 PAGE 140 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA.
 a/k/a 36929 BLANTON ROAD, DADE CITY, FLORIDA 33523
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff,

whose address is 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before JULY 11, 2022, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
 WITNESS my hand and the seal of this Court this 15th day of June, 2022.
 NIKKI ALVAREZ-SOWLES, ESQ.
 As Clerk of the Court
 By JR Sorrell
 As Deputy Clerk
 Submitted by:
 Kahane & Associates, P.A.
 8201 Peters Road, Ste.3000
 Plantation, FL 33324
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 21-00685 SPS
 June 24; July 1, 2022 22-01060P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021CA000402CAAXWS CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PETER LEOPOLD, DECEASED, et. al. Defendant(s), TO: D.M., A MINOR, BY AND THROUGH HIS NATURAL GUARDIAN, MELANIE NOTTBUSCH, and NATHALIE SARAH CIURCA, and MONIKA EZEABASILI. whose residence is unknown and all parties having or claiming to have any right, title, or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOTS 3,4 AND THE NORTH 1/2 OF LOT 5, BLOCK 1, RICHEY LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7/25/22 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 21st day of June, 2022.

CLERK OF THE CIRCUIT COURT Nikki Alvarez-Sowles, Esq. BY: Kelly Jeanne Symons DEPUTY CLERK Robertson, Anschutz, Schofield, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 20-077849 June 24; July 1, 2022 22-01099P

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 512019CA000548CAAXWS U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CIT, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY L. DIOS (DECEASED); MICHAEL DIOS; CYNTHIA SOULLIERE; BEACON WOODS CIVIC ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 12, 2022 and an Order Resetting Sale dated June 15, 2022 and entered in Case No. 512019CA000548CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CIT is Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY L. DIOS (DECEASED); MICHAEL DIOS; CYNTHIA SOULLIERE; BEACON WOODS CIVIC ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE

ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 19, 2022, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 1405, BEACON WOODS, VILLAGE SEVEN, AS RECORDED IN PLAT BOOK 12, PAGES 31 THRU 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse, Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED June 22, 2022 By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-175033 / VMR June 24; July 1, 2022 22-01101P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2022CA000577CAAXES SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID M. GROSSCHEDL, DECEASED; BRENNA GROSSCHEDL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAVID M. GROSSCHEDL, DECEASED (LAST KNOWN ADDRESS) 21415 HOPSON RD LAND O LAKES, FL 34638

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WESTERLY 75 FEET OF THE FOLLOWING PROPERTY: LOT 7 AND THAT PART OF LOT 6, AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 6, RUN NORTHWESTERLY ALONG THE EAST BOUNDARY OF LOT 6 A DISTANCE OF 257.6 FEET MORE OR LESS, TO LAKE WILLIAMS, THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH BOUNDARY OF LOT 6 A DISTANCE OF 70 FEET FROM THE SOUTHEAST CORNER OF LOT 6, THENCE 70 FEET NORTHEASTERLY ALONG SAID SOUTH BOUNDARY OF LOT 6 TO THE POINT OF BEGINNING OF LAKE MAR-

JORY ESTATES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 50, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 21415 HOPSON RD, LAND O LAKES, FLORIDA 34638 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 8201 Peters Road, Suite 3000, Plantation, FLORIDA 33324 on or before July 11, 2022, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order 2010-045 PA/PCIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and the seal of this Court this 15th day of June, 2022.

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

Submitted by: Kahane & Associates, P.A. 8201 Peters Road, Ste.3000 Plantation, FL 33324 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 21-00540 SPS June 24; July 1, 2022 22-01061P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2022CA000868CAAXWS BANKUNITED, N.A., Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF JAMES BOWEN A/K/A JAMES C. BOWEN, DECEASED; THEODORE FRANCIS BOWEN; UNKNOWN SPOUSE OF THEODORE FRANCIS BOWEN; JAZMEN THERESA BOWEN; UNKNOWN SPOUSE OF JAZMEN THERESA BOWEN JANICE EVETTE BOWEN; UNKNOWN SPOUSE OF JANICE EVETTE BOWEN; CORAL MARIE BOWEN UNKNOWN SPOUSE OF CORAL MARIE BOWEN; LAKESIDE WOODLANDS CIVIC ASSOCIATION, INC.; ANDREW J. CEDERLE, SR.; UNITED STATES OF AMERICA; 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. To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF JAMES BOWEN A/K/A JAMES C. BOWEN, DECEASED (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 113, LAKESIDE WOOD-

LANDS SECTION I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 16, PAGE 92, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 7609 Cypress Knee Drive, Hudson, FL 34667 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 7/25/2022, 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.

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 provisions of certain assistance. Please contact the Court Administrator at 38053 Live Oak Ave., Dade City, FL 33532, Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 21st day of June, 2022.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: Kelly Jeanne Symons As Deputy Clerk June 24; July 1, 2022 22-01096P

SECOND INSERTION

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

CASE NO. 20-CA-000551 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR BAYVIEW FINANCIAL ASSET TRUST 2008-A, ASSET BACKED SECURITIES, Plaintiff, vs. MIGUEL A. RIVERA A/K/A MIGUEL A RIVERA, SR., AN INDIVIDUAL, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF MIGUEL A. RIVERA A/K/A MIGUEL A. RIVERA SR. A/K/A MIGUEL RIVERA, 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: LOTS 28, 29 AND 30, BLOCK 224, MOON LAKE ESTATES UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF

AS RECORDED IN PLAT BOOK 6, PAGES 6-8, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 2004 MERIT MOBILE HOME VIN# FLHML2F71728176A AND FLHML2F71728176B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before July 25, 2022, a date which is within thirty (30) days after the first publication of this Notice in 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.

WITNESS my hand and seal of this Court this 21st day of June, 2022.

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

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com June 24; July 1, 2022 22-01098P

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2021-CA-001364

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. CSMC TRUST 2006-CF3, CS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-CF3, Plaintiff, VS. RHONDA L. WOODARD A/K/A RHONDA WOODARD; ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Order Resetting Foreclosure Sale dated June 15, 2022 and the Uniform Final Judgment of Foreclosure dated October 19, 2021, in the above-styled cause, the Clerk of Circuit Court, Nikki Alvarez-Sowles, Esq., shall sell the subject property at public sale on the 1st day of August, 2022, at 11 am to the highest and best bidder for cash, at www.pasco.realforeclose.com on the following described property:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTH 10 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 30 FEET TO THE SOUTH 40 FEET. Property Address: 16235 Caldwell Lane, Spring Hill, FL

34610. 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.

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: June 20, 2022. BITMAN, O'BRIEN & MORAT, PLLC /s/Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com mcdonald@bitman-law.com 255 Primera Blvd., Suite 128 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Attorneys for Plaintiff June 24; July 1, 2022 22-01100P

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-000695-CAAX-ES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, Plaintiff, vs. SEAN S. BROWN, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2018-CA-000695-CAAX-ES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, Plaintiff, and, SEAN S. BROWN, et al., are Defendants, Clerk of 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 2nd day of August, 2022, the following described property:

LOT 3, BLOCK 3 OF WATERSGRASS PARCEL "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 73 THROUGH 86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 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 17th day of June, 2022. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 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 32875.1668 / JDeleon-Colonna June 24; July 1, 2022 22-01095P

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com | SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com | LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com | HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com | PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net | ORANGE COUNTY: myorangeclerk.com

Check out your notices on:

www.floridapublicnotices.com

