

FIRST INSERTION

NOTICE TO CREDITORS RE: Joyce M Brawner, Deceased. TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT... The name(s) and address(es) of the Trustee(s) is/are set forth below...

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA-000901-0000-00 AMERICAN MOMENTUM BANK Plaintiff(s), vs. LAPORTE INVESTMENT HOLDINGS, INC. D/B/A SIGN EFFEX, WAYNE M. LAPORTE, KIMBERLY K LAPORTE, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE, STATE OF FLORIDA DEPARTMENT OF REVENUE, OREN K. DOWDY, STONEGATE OF PASCO HOMEOWNERS' ASSOCIATION, INC, AND UNKNOWN TENANTS IN POSSESSION Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on MAY 31, 2019, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

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. 2021CA000985CAAXWS U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Albert G. Kieser, Deceased; Gary Kieser, Personal Representative of the Estate of Albert G. Kieser, Deceased; Gary Kieser; Karen Wallace; Beacon Woods Civic Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 18th day of October, 2022, the following described property as set forth in said Final Judgment, to wit:

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-000983 Division Probate A IN RE: ESTATE OF CATHY SUE BLYTHE 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 CATHY SUE BLYTHE, deceased, File Number 22-CP-000983, by the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523-3805; that the decedent's date of death was March 11, 2022; that the total value of the estate is \$560,248 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address VICKI LYNN BANE 4122 Dellbrook Drive Tampa, Florida 33624 JAMES MICHAEL BLYTHE JR. 837 West Tracey Street Springfield, Missouri 65807 LARRY PAUL BLYTHE 13181 Montclair Drive Laurinburg North Carolina 27330 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 September 16, 2022. Person Giving Notice: VICKI LYNN BANE 4122 Dellbrook Drive Tampa, Florida 33624 Attorney for Person Giving Notice GABRIEL W. FALBO, JR. Attorney Florida Bar Number: 872148 14502 North Dale Mabry Highway SUITE 330 TAMPA, FL 33618 Telephone: (813) 334-7398 Fax: (813) 443-4872 E-Mail: gfalbo1@tampabay.rr.com Secondary E-Mail: gabe@consideredopinion.net September 16, 23, 2022 22-01632P

FIRST INSERTION

AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALBERT G. KIESER, DECEASED; GARY KIESER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALBERT G. KIESER, DECEASED; GARY KIESER; KAREN WALLACE; BEACON WOODS CIVIC ASSOCIATION, INC. ARE THE DEFENDANTS, THAT NIKKI ALVAREZ-SOWLES, PASCO COUNTY CLERK OF COURT WILL SELL TO THE HIGHEST AND BEST BIDDER FOR CASH AT WWW.PASCO.REALFORECLOSE.COM, BEGINNING AT 11:00 AM ON THE 18TH DAY OF OCTOBER, 2022, THE FOLLOWING DESCRIBED PROPERTY AS SET FORTH IN SAID FINAL JUDGMENT, TO WIT: LOT, 1458, BEACON WOODS VILLAGE SEVEN, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE(S) 31 THROUGH 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. 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.

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022CC01515CCAXWS NEW PORT COLONY CORPORATION, a Florida Corporation, Plaintiff, vs. THE UNKNOWN HEIRS/ DEVISEES OF MARTIN STEFFENSON, DECEASED; TENANT #1, UNKNOWN OCCUPANT OF 4945 FILNER STREET, NEW PORT RICHEY, FLORIDA 34652; and, TENANT #2, UNKNOWN OCCUPANT OF 4945 FILNER STREET, NEW PORT RICHEY, FLORIDA 34652, Defendants. TO: THE UNKNOWN HEIRS/ DEVISEES OF MARTIN STEFFENSON, DECEASED, YOU ARE NOTIFIED THAT AN ACTION FOR FORECLOSURE ON THE FOLLOWING PROPERTY IN PASCO COUNTY, FLORIDA: Parcel 1004 Sixth Way of the unrecorded plat of NEW PORT COLONY: Commence at the Northeast corner of the Southeast 1/4 of Section 7, Township 26 South, Range 16 East, Pasco County, Florida; thence South 00°21'15" West, along the East line of said Section 7, 647.65 feet; thence North 89°38'56" West 93.10 feet to the Point of Beginning; thence South 00°21'15" West 13.33 feet; thence South 89°38'15" East 13.00 feet; thence South 00°21'15" West 22.67 feet; thence North 89°38'45" West 28.00 feet; thence North 00°21'15" East 22.67 feet; thence North 89°38'45" West 13.00 feet; thence North 00°21'15" East 13.33 feet; thence South 89°38'45" East, 28.00 feet to the Point of Beginning. Together with Easements for the purpose of ingress and egress as described in Official Records Book 442, Page 35 and Official

Records Book 454, Page 171, of the Public Records of Pasco County, Florida a/k/a 4945 Filner Street, New Port Richey, Florida 34652 a/k/a Parcel Identification Number: 07-26-16-014E-03001-0040 has been filed against you and you are required to serve a copy of your written defenses if any, to it, on JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff, whose address is 8640 Seminole Boulevard, Seminole, Florida 33772, before October 17, 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 providers for information regarding transportation services. DATED this 8 day of September, 2022. NIKKI ALVAREZ-SOWLES, ESQ. Pasco County Clerk & Comptroller By: /s/ Katherine Coulson Deputy Clerk JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff 8640 Seminole Boulevard Seminole, Florida 33772 September 16, 23, 2022 22-01599P

FIRST INSERTION

Records Book 454, Page 171, of the Public Records of Pasco County, Florida a/k/a 4945 Filner Street, New Port Richey, Florida 34652 a/k/a Parcel Identification Number: 07-26-16-014E-03001-0040 has been filed against you and you are required to serve a copy of your written defenses if any, to it, on JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff, whose address is 8640 Seminole Boulevard, Seminole, Florida 33772, before October 17, 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 providers for information regarding transportation services. DATED this 8 day of September, 2022. NIKKI ALVAREZ-SOWLES, ESQ. Pasco County Clerk & Comptroller By: /s/ Katherine Coulson Deputy Clerk JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff 8640 Seminole Boulevard Seminole, Florida 33772 September 16, 23, 2022 22-01599P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1354 IN RE: ESTATE OF PATRICK STONEWALL BRINKE Deceased. The administration of the estate of PATRICK STONEWALL BRINKE, deceased, whose date of death was July 29, 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 September 16, 2022. Personal Representative: EDWARD BRINKE 14715 Gray Oak Lane Hudson, Florida 34669 Attorney for Personal Representative: GARY L. DAVIS, ESQ. Florida Bar Number: 295833 9020 Rancho Del Rio Drive, Suite 101 New Port Richey, FL 34655 Telephone: (727) 376-3330 Fax: (727) 376-3146 E-Mail: gary.davis@garyldavislaw.com Secondary E-Mail: service@garyldavislaw.com September 16, 23, 2022 22-01610P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2022-CP-1297-WS IN RE: ESTATE OF PATSY BORDLEMA A/K/A PATSY V. BORDLEMA Deceased. The administration of the estate of Patsy Bordlemay a/k/a Patsy V. Bordlemay, deceased, whose date of death was October 30, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 16, 2022. Personal Representative: Lana M. Sloots 9726 Lomalinda Court New Port Richey, Florida 34655 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@flprobatttrustlaw.com Secondary-E-Mail: michelle@flprobatttrnslaw.com September 16, 23, 2022 22-01612P

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 Business Observer

AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALBERT G. KIESER, DECEASED; GARY KIESER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALBERT G. KIESER, DECEASED; GARY KIESER; KAREN WALLACE; BEACON WOODS CIVIC ASSOCIATION, INC. ARE THE DEFENDANTS, THAT NIKKI ALVAREZ-SOWLES, PASCO COUNTY CLERK OF COURT WILL SELL TO THE HIGHEST AND BEST BIDDER FOR CASH AT WWW.PASCO.REALFORECLOSE.COM, BEGINNING AT 11:00 AM ON THE 18TH DAY OF OCTOBER, 2022, THE FOLLOWING DESCRIBED PROPERTY AS SET FORTH IN SAID FINAL JUDGMENT, TO WIT: LOT 21 AND 22, BLOCK 20, MOON LAKE ESTATES, UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 75 AND 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10834 LEON STREET, 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: 727.847.8110 (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 8 day of September, 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: rfmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-406272 - EuE September 16, 23, 2022 22-01602P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 000958 Division Probate WS IN RE: ESTATE OF JAMES CAREY WYMAN, JR. A/K/A JAMES C. WYMAN, JR., Deceased. The administration of the estate of James Carey Wyman, Jr. a/k/a James C. Wyman, Jr., deceased, whose date of death was December 8, 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 representatives 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 September 16, 2022. Pamela M. Wyman Co-Personal Representative 93 Sandy Pond Road Ayer, MA 01432 Ann K. Doe Co-Personal Representative 95 Sandy Pond Road Ayer, MA 01432 MICHAEL T. HEIDER, CPA Attorney for Personal Representatives Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 10300 49th Street North, Suite 225 Clearwater, Florida 33762 Telephone: (888) 483-5040 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com September 16, 23, 2022 22-01633P

FIRST INSERTION

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

Case No.: 2021-CC-000267-ES THOUSAND OAKS EAST PHASE 5 HOMEOWNER'S ASSOCIATION, INC., Plaintiff,

vs. JOSE MARTINEZ, UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to the Order to Reschedule Foreclosure Sale and the Uniform Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2021-CC-000267-ES, the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

LOT 16 IN BLOCK 1 OF THOUSAND OAKS EAST PHASE V, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66 AT PAGE 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9481 Trumpet Vine Loop, Trinity, Florida 34655

at public sale, to the highest and best bidder for cash at 11:00 a.m. on October 3, 2022. The sale shall be conducted online at <http://www.pasco.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property

owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 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 13th day of September, 2022.

RABIN PARKER, P.A.
28059 U.S. Highway 19 North, Suite 301
Clearwater, Florida 33761
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@RabinParker.com
Counsel for Plaintiff
By: /s/ Kyle J. Keough
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
John D. Kimbrough III,
Florida Bar No.: 1018111
Drew C. Corbin,
Florida Bar No.: 1019183
Kyle J. Keough,
Florida Bar No.: 1026077
10308-054
September 16, 23, 2022 22-01609P

FIRST INSERTION

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

CASE NO.: 2022CC01517CCAXWS NEW PORT COLONY CORPORATION, a Florida Corporation, Plaintiff, vs. UNKNOWN HEIRS/DEVISEES OF AUGUSTINE R. PATEL, Deceased; TENANT #1, UNKNOWN OCCUPANT OF 4946 ALLNER STREET, NEW PORT RICHEY, FLORIDA 34652; and, TENANT #2, UNKNOWN OCCUPANT OF 4946 ALLNER STREET, NEW PORT RICHEY, FLORIDA 34652, Defendants.

TO: THE UNKNOWN HEIRS/DEVISEES OF AUGUSTINE R. PATEL, Deceased,
YOU ARE NOTIFIED that an action for foreclosure on the following property in Pasco County, Florida:
Parcel 953 First Way of the Unrecorded Plat of Newport Colony: A portion of the Southeast 1/4 of Section 7, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows: Commence at the Southeast corner of said Section 7; thence run due West a distance of 617.67 feet; thence run due North a distance of 329.87 feet; thence run North 24°02'58" East, a distance of 963.95 feet; thence South 65°57'02" East, a distance of 89.28 feet for a Point of Beginning; thence North 24°02'58" East, a distance of 23.65 feet; thence North 65°57'02" West, a distance of 13 feet; thence North 24°02'58" East, a distance of 32.35 feet; thence South 65°57'02" East, a distance of 28.03 feet; thence South 24°02'58" West, a distance of 32.25 feet; thence South 65°57'02" East, a distance of 13 feet; thence South 24°02'58" West, a distance of 23.75 feet; thence North 65°57'02" West,

a distance of 28.03 feet to the Point of Beginning; the North-easterly 5 feet and Southwesterly 5 feet of the above described parcel being subject to an easement for utilities.
a/k/a 4946 Allner Street, New Port Richey, Florida 34652
a/k/a Parcel Identification Number: 07-26-16-0140-00600-9530

has been filed against you and you are required to serve a copy of your written defenses if any, to it, on JOSEPH M. MURPHY, ESQUIRE Attorney for Plaintiff, whose address is 8640 Seminole Boulevard, Seminole, Florida 33772, before October 17, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED this 8 day of September, 2022.

NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By: /s/ Katherine Coulson
Deputy Clerk

JOSEPH M. MURPHY, ESQUIRE
Attorney for Plaintiff
8640 Seminole Boulevard
Seminole, Florida 33772
September 16, 23, 2022 22-01598P

FIRST INSERTION

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

CASE NO.: 2011-CA-006371-CAAX-WS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS COWAL, INC., ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA21, Plaintiff, v. KIMBERLY WYATT A/K/A KIMBERLY R. WYATT; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; BEECHER WYATT A/K/A BEECHER L. WYATT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 15, 2022 entered in Civil Case No. 2011-CA-006371-CAAX-WS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS COWAL, INC., ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-OA21, Plaintiff and INLAND ASSETS LLC, A NEW MEXICO, LLC, AS TRUSTEE OF THE 31125 BACLAN DRIVE TRUST, KIMBERLY WYATT A/K/A KIMBERLY R. WYATT; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; BEECHER WYATT A/K/A BEECHER L. WYATT are defendants, Nikki Alvarez-Sowles, Clerk of Court, will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on October 13, 2022 the following described property as set forth in said Final Judgment, to-wit:

LOT 609, OF FOX WOOD PHASE FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, AT PAGES 108 THROUGH 117, INCLUSIVE, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 10420 Tecoma Dr, Trinity, 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 ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
By: Jason M. Vanslette, Esq.
FBN: 92121
File No: M2000187-JMV
September 16, 23, 2022 22-01630P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA002915CAAXWS SELENE FINANCE LP Plaintiff, v. TROYCE L. KENT; UNKNOWN SPOUSE OF TROYCE L. KENT; UNKNOWN TENANT 1; UNKNOWN TENANT 2; VIVA VILLAS CIVIC ASSOCIATION, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 18, 2022, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 98, VIVA VILLAS FIRST ADDITION PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 130-131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 15950 ADOBE DR, HUDSON, FL 34667-4056 at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on October 03, 2022 beginning at 11:00 AM.

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.

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 1 day of September, 2022.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Isabel López Rivera
FL Bar: 1015906
1000007216
September 16, 23, 2022 22-01600P

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
LV10161

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

SAVE TIME
E-mail your Legal Notice legal@businessobserverfl.com
Sarasota & Manatee counties
Hillsborough County | Pasco County
Pinellas County | Polk County
Lee County | Collier County
Charlotte County
Wednesday 2PM Deadline
Friday Publication
Business Observer
LV10251

Business Observer
LV10183

