

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000044TDAXXX
 NOTICE IS HEREBY GIVEN, That LIEGE TAX LIENS LLC 18, 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 #: 1700607
 Year of Issuance: 06/01/2018
 Description of Property: 22-24-21-0030-01000-0010 LAKE GEORGE PK PB 4 PG 32 LOTS 1 & 2 BLK 10 OR 4912 PG 171
 Name(s) in which assessed: ENRIQUE PEREZ
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01070P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000057TDAXXX
 NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18, 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 #: 1701959
 Year of Issuance: 06/01/2018
 Description of Property: 11-26-21-0010-10700-0080 CITY OF ZEPHYRHILLS PB 1 PG 54 SOUTH 1/2 OF LOT 7 AND ALL OF LOTS 8 & 9 BLOCK 107 OR 9534 PG 2290
 Name(s) in which assessed: JAMES BEVERLY
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01076P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000053TDAXXX
 NOTICE IS HEREBY GIVEN, That LIEGE TAX LIENS LLC 18, 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 #: 1706825
 Year of Issuance: 06/01/2018
 Description of Property: 22-24-16-0060-00000-3470 SEA PINES UNIT 6 UNREC LOT 347 DESC AS COM AT SE COR OF NE1/4 TH N89DG 36' 55"W 2718.69 FT TH N46DG 15' 31"E 1141.86 FT TH N89DG 36' 55"W 213.09 FT FOR POB TH S00DG 23' 5"W 100 FT TH N89DG 36' 55"W 60 FT TH N00DG 23' 5"E 100 FT TH S89DG 36' 55"E 60 FT TO POB OR 4161 PG 482
 Name(s) in which assessed: TRACY A OBERMIER
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01075P

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/10/2021, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
 IFTKR1EE4APA42821
 2010 FORD
 July 23, 2021 21-01086P

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/07/2021, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
 IHGCP2F68CA013546
 2021 HONDA
 July 23, 2021 21-01088P

FIRST INSERTION
 Notice is hereby given that JASON W. IMLER PA, OWNER, desiring to engage in business under the fictitious name of IMLER LAW located at 19409 SHUMARD OAK DRIVE, # 103, 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 23, 2021 21-01110P

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 828841 from CF GTIS Pasadena Point, LLC, 4065 Crescent Park Dr., Riverview, FL 33578 Application received: 7/14/2021. Proposed activity: Amenity Center. Project name: Pasadena Point Amenity Center. Project size: 1.98 acres Location: Section(s) 31 Township 25 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No
 The application is a modification of a previously approved project, which has an active ERP No. 45132.000
 The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
 July 23, 2021 21-01085P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 13.50 acres to serve the Residential project known as Bexley South Parcel 3 Lot D. The project is located in Pasco County, Section(s) 19, 20, Township 26 South, Range 18 E. The permit applicant is NNP-Bexley, LLC, 777 South Harbour Island Boulevard, Suite 320, Tampa, FL 33602. The Permit No. is 43024788.041.
 The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.
NOTICE OF RIGHTS
 Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.
 Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
 Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
 July 23, 2021 21-01084P

FIRST INSERTION
 Notice is hereby given that MYCFGO, LLC, OWNER, desiring to engage in business under the fictitious name of EDC ACCOUNTING located at 260 1ST AVE. S, #200-130, ST. PETERSBURG, FLORIDA 33701 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 23, 2021 21-01090P

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/08/2021, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
 1N4AL21E98N539660
 2008 NISSAN
 July 23, 2021 21-01087P

FIRST INSERTION
 Notice is hereby given that AMR INNOVATIVE SOLUTIONS LLC, OWNER, desiring to engage in business under the fictitious name of ABLE (ACHIEVING BEHAVIOR AND LANGUAGE ENRICHMENT) located at 1936 BRUCE B. DOWNS BLVD, SUITE 479, WESLEY CHAPEL, FLORIDA 33544 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 July 23, 2021 21-01091P

FIRST INSERTION
 Notice is hereby given that ERICK DEL REFUGIO CARO, OWNER, desiring to engage in business under the fictitious name of ERICK'S AERIAL VISION located at 39525 MEADOWOOD LOOP, ZEPHYRHILLS, FLORIDA 33542 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 July 23, 2021 21-01092P

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 828841 from CF GTIS Pasadena Point, LLC, 4065 Crescent Park Dr., Riverview, FL 33578 Application received: 7/14/2021. Proposed activity: Amenity Center. Project name: Pasadena Point Amenity Center. Project size: 1.98 acres Location: Section(s) 31 Township 25 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No
 The application is a modification of a previously approved project, which has an active ERP No. 45132.000
 The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
 July 23, 2021 21-01085P

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 Knuckle Headz located at 30738 White Bird Ave, 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 15th day of July, 2021.
 Thomas Coiner
 July 23, 2021 21-01089P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000047TDAXXX
 NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18, 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 #: 1711824
 Year of Issuance: 06/01/2018
 Description of Property: 32-26-16-0510-00000-6040 FOREST HILLS UNIT 14 PB 9 PG 33 LOT 604 OR 4320 PG 776
 Name(s) in which assessed: DANIEL VOORHEES
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01072P

FIRST INSERTION
 Notice is hereby given that MYCFGO, LLC, OWNER, desiring to engage in business under the fictitious name of EDC ACCOUNTING located at 260 1ST AVE. S, #200-130, ST. PETERSBURG, FLORIDA 33701 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 23, 2021 21-01090P

NOTICE OF PUBLIC SALE:
 GREG RUSSELL TOWING & TRANSPORT gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/07/2021, 09:00 am at 14813 US HIGHWAY 19 HUDSON, FL 34667, pursuant to subsection 713.78 of the Florida Statutes. GREG RUSSELL TOWING & TRANSPORT reserves the right to accept or reject any and/or all bids.
 194676S100063
 1966 CHEVROLET
 1FTYR14V2XPA51490
 1999 FORD
 1G6KD54Y6XU768095
 1999 CADILLAC
 1N4AA6AP9HC404737
 2017 NISSAN
 2C3CDYBT5EH153973
 2014 DODGE
 2D4RN5DG5BR662519
 2011 DODGE
 3VWVA81H7WM148512
 1998 VOLKSWAGEN
 42EDPHM27Y1000811
 2000 ECONOLINE TRAILERS, INC
 F10JOK52292
 1960 FORD
 GDYP4431G697
 1997 GDY
 JF1ZNA13J9701205
 2018 TOYOTA
 JY4AM03Y46C089233
 2006 YAMAHA
 July 22, 2021 21-01093P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000040TDAXXX
 NOTICE IS HEREBY GIVEN, That LIEGE TAX LIENS LLC 18, 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 #: 1712077
 Year of Issuance: 06/01/2018
 Description of Property: 25-26-15-0050-00000-2990 ALOHA GARDENS UNIT 4 PB 10 PG 26 LOT 299 OR 1777 PG 196 & OR 7262 PG 1962 OR 8560 PG 2315
 Name(s) in which assessed: RITA M AXEN REVOC LIV TRUST
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01068P

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 Knuckle Headz located at 30738 White Bird Ave, 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 15th day of July, 2021.
 Thomas Coiner
 July 23, 2021 21-01089P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000047TDAXXX
 NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18, 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 #: 1711824
 Year of Issuance: 06/01/2018
 Description of Property: 32-26-16-0510-00000-6040 FOREST HILLS UNIT 14 PB 9 PG 33 LOT 604 OR 4320 PG 776
 Name(s) in which assessed: DANIEL VOORHEES
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01072P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000060TDAXXX
 NOTICE IS HEREBY GIVEN, That BUFFALO BILL 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 #: 1703967
 Year of Issuance: 06/01/2018
 Description of Property: 05-24-18-0010-00000-0140 LEISURE HILLS UNREC PLAT LOT 14 DSCB AS EAST 1/2 OF NW1/4 OF NE1/4 OF NE1/4 OF NW1/4 LESS NORTH 50 FT & EAST 25 FT THEREOF FOR RD R/W OR 5735 PG 1567
 Name(s) in which assessed: MICHAEL PARISI 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01079P

FIRST INSERTION
 Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of IGY6 Home Inspection, located at 10750 Eveningwood ct, in the City of Trinity, County of Pasco, State of FL, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 20 of July, 2021.
 Thomas T Hannah
 10750 Eveningwood ct
 Trinity, FL 34655
 July 22, 2021 21-01095P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000035TDAXXX
 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 #: 1711564
 Year of Issuance: 06/01/2018
 Description of Property: 31-26-16-0050-00000-1300 CREST RIDGE GARDENS 2 PB 8 PG 3 LOT 130 OR 9618 PG 1211
 Name(s) in which assessed: ARKA HOMES LLC
 All of said property being in the County of Pasco, State of Florida
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01066P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000041TDAXXX
 NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18, 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 #: 1708438
 Year of Issuance: 06/01/2018
 Description of Property: 15-25-16-054A-00000-3850 REGENCY PARK UNIT 1 PB 11 PGS 58-59 LOT 385 OR 8275 PG 1597
 Name(s) in which assessed: EDWARD KAHN ROBYN KAHN
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01069P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000060TDAXXX
 NOTICE IS HEREBY GIVEN, That BUFFALO BILL 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 #: 1703104
 Year of Issuance: 06/01/2018
 Description of Property: 17-26-20-001C-00C00-3100 SADDLEBROOK CONDO CLUSTER 3 PB 19 PG 130 UNIT 310 BLDG C OR 9231 PG 1291
 Name(s) in which assessed: RICH SANSONE
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01074P

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW
 Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Danielle Roosa, located at 7744 Waterford St, in the City of New Port Richey, County of Pasco, State of FL, 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 20 of July, 2021.
 Danielle Anne Roosa
 7744 Waterford St
 New Port Richey, FL 34653
 July 22, 2021 21-01094P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000038TDAXXX
 NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18, 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 #: 1702067
 Year of Issuance: 06/01/2018
 Description of Property: 13-26-21-0140-00000-1030 MEADOWOOD ESTATES PB 15 PG 106 LOT 103
 Name(s) in which assessed: DOROTHY MCDONALD ET AL ESTATE OF THOMAS CALLAHAN
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01067P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000046TDAXXX
 NOTICE IS HEREBY GIVEN, That LIEGE TAX LIENS LLC 18, 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 #: 1707176
 Year of Issuance: 06/01/2018
 Description of Property: 33-24-16-0140-00000-1660 PLEASURE ISLES 3RD ADDITION PB 8 PG 28 LOTS 166 & 167 OR 1652 PG 792 OR 9352 PG 434
 Name(s) in which assessed: CHERYL LORENTSEN & ET AL DAVID R LORENTSEN JR & ET AL
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01071P

FIRST INSERTION
 Notice of Application for Tax Deed 2021XX000052TDAXXX
 NOTICE IS HEREBY GIVEN, That EVERMORE FUNDING LLC - 18, 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 #: 1703104
 Year of Issuance: 06/01/2018
 Description of Property: 17-26-20-001C-00C00-3100 SADDLEBROOK CONDO CLUSTER 3 PB 19 PG 130 UNIT 310 BLDG C OR 9231 PG 1291
 Name(s) in which assessed: RICH SANSONE
 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 August 26, 2021 at 10:00 am.
 June 30, 2021
 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller
 By: Denisse Bonilla Deputy Clerk
 July 23, 30; August 6, 13, 2021
 21-01074P

FIRST INSERTION
 NOTICE UNDER FICTITIOUS NAME LAW
 Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Danielle Roosa, located at 7744 Waterford St, in the City of New Port Richey, County of Pasco, State of FL, 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 20 of July, 2021.
 Danielle Anne Roosa
 7744 Waterford St
 New Port Richey, FL 34653
 July 22, 2021 21-01094P

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

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000049TDAXXX
NOTICE IS HEREBY GIVEN,
That LIEGE TAX LIENS LLC 18, 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 #: 1701214
Year of Issuance: 06/01/2018
Description of Property:
14-25-21-0020-00000-0380
CENTENNIAL ESTATES PB 49
PG 031 LOT 38 OR 6168 PG 347
OR 7602 PG 499
Name(s) in which assessed:
JAMES FLANNERY
DEBORAH A KOTELES
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 August 26, 2021 at 10:00 am.
June 30, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Bonilla
Deputy Clerk
July 23, 30; August 6, 13, 2021
21-01073P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000058TDAXXX
NOTICE IS HEREBY GIVEN,
That OWEN LEE SPENDLOVE ELF
TRAIL INVESTMENTS 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 #: 1700261
Year of Issuance: 06/01/2018
Description of Property:
24-23-21-0070-00200-0110
G.O WEEMS SUB W1/2 TR 10
PB 2 PG 36 LOT 11 BLOCK 2 OR
7065 PG 487
Name(s) in which assessed:
CASSIE AVALOS
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 August 26, 2021 at 10:00 am.
June 30, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Bonilla
Deputy Clerk
July 23, 30; August 6, 13, 2021
21-01077P

FIRST INSERTION

NOTICE OF SALE
NOTICE IS HEREBY GIVEN that pursuant
to Florida Statute §715.109, Lake
Como Co-Op, Inc. will offer for public
sale the following:
2007 CARG Travel Trailer, VIN
16F62E4R171A07444, TITLE NO.
103285656, and unknown contents
thereof.
and on the 10th day of August, 2021,
at 21022 South Grove Loop, Lutz, FL
33558, at the hour of 10:00 am, or as
soon thereafter as possible, the landlord
will offer for sale "AS IS" "WHERE IS"
the aforesaid property at public outcry
and will sell the same, subject to owner-
ship rights, liens, and security interests
which have priority by law, if any, to the
highest and best bidder or bidders for
CASH, the proceeds to be applied as
far as may be to the payment of costs
of storage, advertising and sale, due
and owing the landlord. The name and
address of the former owner/tenant is
Gary Lenard Erwin, 20500 Cot Rd
Unit 817, Lutz, FL 33558.
Lake Como Co-Op, Inc.
20500 Cot Road
Lutz, FL 33558
July 23, 30, 2021 21-01112P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000059TDAXXX
NOTICE IS HEREBY GIVEN,
That OWEN LEE SPENDLOVE ELF
TRAIL INVESTMENTS 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 #: 1700270
Year of Issuance: 06/01/2018
Description of Property:
26-23-21-0000-01000-0000
N 60 FT OF S 540 FT OF SW1/4
OF NW1/4 OF NE1/4 EXC W 100
FT DB 128 PG 488 & EXC E 210
FT
Name(s) in which assessed:
BENNIE CLAY HODO
All of said property being in the County
of Pasco, State of Florida
Unless such certificate shall be
redeemed according to the law, the
property described in such certificate
shall be sold to the highest bidder
online at <http://pasco.realtaxdeed.com>,
on August 26, 2021 at 10:00 am.
June 30, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Bonilla
Deputy Clerk
July 23, 30; August 6, 13, 2021
21-01078P



FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-1021-ES
Division: X
IN RE: ESTATE OF
RICHARD M. BINSTOCK
aka RICHARD MARTIN BINSTOCK
Deceased.
The administration of the estate of
Richard M. Binstock aka Richard Mar-
tin Binstock, deceased, whose date of
death was March 19, 2021, and whose
Social Security Number is N/A is
pending in the Circuit Court of Pasco
County, Florida, Probate Division, the
address of which is 7530 Little Road,
New Port Richey, FL 34654. The names
and addresses of the Personal Represen-
tative and the Personal Representa-
tive's attorney are set forth below.
All creditors of the decedent and
other persons having claims or dem-
ands against decedent's estate, on
whom a copy of this notice is required
to be served must file their claims with
this court WITHIN THE LATER OF
THREE (3) MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION
OF THIS NOTICE OR THIRTY (30)
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and other persons having claims or dem-
ands against decedent's estate must
file their claims with this court WITH-
IN THREE (3) MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.
ALL CLAIMS NOT SO FILED
WITHIN THE TIME PERIODS SET
FORTH IN SECTION 733.702 OF
THE FLORIDA PROBATE CODE
WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
THE DATE OF FIRST PUBLICA-
TION OF THIS NOTICE IS JULY 23,
2021.

Personal Representative
Seth P. Binstock
5635 Utah Avenue NW
Washington, DC 20015
Attorney for Personal Representative
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 34655
deg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111
July 23, 30, 2021 21-01104P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021-CP-0956-WS
Division J
IN RE: ESTATE OF
TIMOTHY S. MCCORMICK
Deceased.

The administration of the estate of
TIMOTHY S. MCCORMICK, deceased,
whose date of death was August 12,
2019, 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 repre-
sentative'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 dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 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 23, 2021.

Personal Representative
Doris McLaughlin
5440 Oceanic Rd.
Holiday, Florida 34690
Attorney for Personal Representative
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 23, 30, 2021 21-01106P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-0878-WS
IN RE: ESTATE OF
BETTY LOUISE SAED
AKA BETTY L. SAED,
Deceased.
The administration of the estate of
Betty Louise Saed, deceased, whose date
of death was December 18, 2020, and
whose Social Security Number is N/A
is pending in the Circuit Court of Pasco
County, Florida, Probate Division, the
address of which is 7530 Little Road,
New Port Richey, FL 34654. The names
and addresses of the Personal Represen-
tative and the Personal Representa-
tive's attorney are set forth below.

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

All other creditors of the decedent
and other persons having claims or dem-
ands against decedent's estate must
file their claims with this court WITH-
IN THREE (3) MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICA-
TION OF THIS NOTICE IS JULY 23,
2021.

Personal Representative
Doris McLaughlin
4805 Sunny Brook Drive, #15
New Port Richey, FL 34652
Attorney for Personal Representative
David C. Gilmore, Esq.
11169 Trinity Blvd.
Trinity, FL 34655
deg@davidgilmorelaw.com
karen@davidgilmorelaw.com
(727) 849-2296
FBN 323111
July 23, 30, 2021 21-01105P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-000051
IN RE: ESTATE OF
MARIANNE KOESTNER
Deceased.

The administration of the estate of
Marianne Koestner, deceased, whose
date of death was December 17, 2020, 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 dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 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 23, 2021.

Personal Representative
William R. Ponall
9058 Finsen Street
Orlando, Florida 32827
Attorney for Personal Representative
Catherine E. Davey
Attorney
Florida Bar Number: 991724
DAVEY LAW GROUP, P.A.
PO Box 941251
Maitland, Florida 32794-1251
Telephone: (407) 645-4833
Fax: (407) 645-4832
E-Mail: catherine@daveylg.com
Secondary E-Mail:
stephanie@daveylg.com
July 23, 30, 2021 21-01103P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-21-CP-1077-WS
Division J
IN RE: ESTATE OF
STEPHEN IRWIN SNELL NOEL
Deceased.
The administration of the estate of
Stephen Irwin Snell Noel, de-
ceased, whose date of death was
April 10, 2021, is pending in the
Circuit Court for Pasco County,
Florida, Probate Division, the ad-
dress of which is 7530 Little Road,
New Port Richey, Florida 34654.
The names and addresses of the
personal representative and the per-
sonal representative's attorney are
set forth below.

All creditors of the decedent and
other persons having claims or dem-
ands against decedent's estate on
whom a copy of this notice is re-
quired to be served must file their
claims with this court ON OR BE-
FORE 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 NO-
TICE ON THEM.

All other creditors of the decedent
and other persons having claims or dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 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 23, 2021.

Personal Representative:
Judith D.S. Noel
7935 Slate Court
New Port Richey, Florida 34654
Attorney for Personal Representative:
David A. Hook, Esq.
Email Address:
courtservice@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
July 23, 30, 2021 21-01098P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2020-CP-1381-CPAXWS
IN RE: ESTATE OF
SCOTT CARL MCILWAIN
Deceased.

The administration of the estate of
SCOTT CARL MCILWAIN, deceased,
whose date of death was July 31, 2020,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 38053 Live Oak Av-
enue, Dade City, FL 33523. The names
and addresses of the personal represen-
tative 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 dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 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 23, 2021.

Personal Representative:
KAYLA JENKINS
10543 Bucks Run
New Port Richey, Florida 34654
Attorney for Personal Representative:
LORI VELLA, ESQ.
Florida Bar No. 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618
Telephone: (888) 778-0063
Email: attorneylori@lorivella.com
July 23, 30, 2021 21-01100P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP001083CPAXWS
Division I
IN RE: ESTATE OF
BARNEY DAVID STEINBERG
AKA BARNEY D. STEINBERG
Deceased.

The administration of the estate of
BARNEY DAVID STEINBERG aka
BARNEY D. STEINBERG, deceased,
whose date of death was May 24, 2021,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is PO Box 338, New
Port Richey, Florida 34656-0338. The
names and addresses of the personal
representative and the personal repre-
sentative'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 dem-
ands against decedent's estate must
file their claims with this court WITH-
IN 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 23, 2021.

Personal Representative:
ROBIN MICHELS
1903 Paw Paw Place
Trinity, Florida 34655
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglelaw.com
Secondary E-Mail:
eservice@sieglelaw.com
July 23, 30, 2021 21-01099P

Q&A

Are there different types of legal notices?

Simply put, there are two basic types
- Warning Notices and Accountability
Notices.

Warning notices inform you when
government, or a private party
authorized by the government, is
about to do something that may
affect your life, liberty or pursuit of
happiness. Warning notices typically
are published more than once over a
certain period.

Accountability notices are designed
to make sure citizens know details
about their government. These
notices generally are published one
time, and are archived for everyone
to see. Accountability is key to
efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

FIRST INSERTION

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

CASE NO.: 51-2018-CA-002828-ES U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC5, Plaintiff, vs. MICHAEL S. SORRELL, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 13, 2021, and entered in Case No. 51-2018-CA-002828-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC5, is the Plaintiff and Michael S. Sorrell, Unknown Party #2, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the August 11, 2021 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 217, QUAIL HOLLOW PINES, PASCO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING PART OF AN UNRECORDED MAP AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID SECTION 36, RUN NORTH 01 DEGREE 02 MINUTES 53 SECONDS EAST ALONG THE EAST LINE, A DISTANCE OF 1429.50 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 13 MINUTES 15 SECONDS WEST, A DISTANCE OF 1559.20 FEET TO THE POINT OF THE CURVE; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 295.65 FEET TO THE POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 2261.96 FEET, A DELTA OF 7 DEGREES 29 MINUTES 20 SECONDS, A CHORD OF 295.44 FEET BEARING NORTH 85 DEGREES 28 MINUTES 35 SECONDS WEST; THENCE RUN NORTH 81 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 507.24 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 16 MINUTES 05 SECONDS EAST, A

DISTANCE OF 653.37 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 08 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 43.99 FEET TO THE POINT OF A CURVE; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, 112.86 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 1925.73 FEET, A DELTA OF 03 DEGREES 21 MINUTES 28 SECONDS, A CHORD OF 112.86 FEET BEARING NORTH 09 DEGREES 56 MINUTES 49 SECONDS EAST, THENCE RUN SOUTH 88 DEGREES 57 MINUTES 07 SECONDS EAST, A DISTANCE OF 127.42 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 16 MINUTES 05 SECONDS WEST, A DISTANCE OF 30 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 292.32 FEET TO THE POINT OF BEGINNING.

A/K/A 7412 RICHLAND STREET, WESLEY CHAPEL, FL 33544

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

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 21 day of July, 2021.
By: /s/ Charline Calhoun
Florida Bar #16141
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 18-021368
July 23, 30, 2021 21-01096P

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

CASE NO. 2021CA000999CAAXWS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD FLORIO, DECEASED, et al. Defendant(s).

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

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

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

UNIT NO. 22B, THE POINTE WEST CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AND A PERCENTAGE IN THE COMMON ELEMENTS APPURTENANT THERETO AS RECORDED IN O.R. BOOK 700, PAGE(S) 319 THROUGH 416, AND SUBSEQUENT AMENDMENTS THERETO, AND AS RECORDED IN PLAT BOOK 12 PAGE(S)

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 ACTION

CASE NO.: 51-2015-CA-003109-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 2007-1, Plaintiff, vs.

JEFFREY VAILE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 13, 2021, and entered in Case No. 51-2015-CA-003109-ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which 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 2007-1, is the Plaintiff and Jeffrey Vaile, Charlesworth At Meadow Pointe Homeowners Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the August 17, 2021 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 6, BLOCK 12, MEADOW POINTE PARCEL 16, UNIT 3A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 30235 SWINFORD LN, WESLEY CHAPEL, FL 33543

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

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 21 day of July, 2021.
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 15-186796
July 23, 30, 2021 21-01109P

FIRST INSERTION

9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8-23-21/ (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 County, Florida, this 19 day of July, 2021.

CLERK OF THE CIRCUIT COURT BY: /s/ Cynthia Ferdon-Gaede DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 21-012223 July 23, 30, 2021 21-01101P

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2018-CA-003953 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-BC2 Plaintiff(s), vs.

MATTHEW R. JACOBSENA/K/A MATTHEW REED JACOBSEN, JR.; et al, Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on July 15, 2021 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of August, 2021 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

The South 75 feet of Lots 9 and 10, Block 4, CONGRESS PARK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 1, of the Public Records of Pasco County, FL; LESS AND EXCEPT RIGHT OF WAY FOR 7TH STREET, ALSO KNOWN AS U. S. HIGHWAY 301.

Property address: 37847 Coleman Avenue, Dade City, FL 33525

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel

for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted, PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-029151-1 July 23, 30, 2021 21-01108P

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. 512019CA001792CAAXWS 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 2007-4, Plaintiff, vs.

CAROL WELCH ADAMS A/K/A CAROL WELCH-ADAMS; WAYNE R. ADAMS; 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, 2021, and entered in Case No. 512019CA001792CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 is Plaintiff and CAROL WELCH ADAMS A/K/A CAROL WELCH-ADAMS; WAYNE R. ADAMS; 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 23, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 2471, REGENCY PARK UNIT EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 126 THROUGH 130, 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 July 15, 2021.
By: /s/ Fazia Corsbie
Fazia S. Corsbie
Florida Bar No.: 978728
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
1396-172441 / BJB
July 23, 30, 2021 21-01081P

FIRST INSERTION

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

CASE NO: 2020CC003703 SUNNYBROOK CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

ANDREAS VON BUSSE; UNKNOWN SPOUSE OF ANDREAS VON BUSSE; 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: Unit 22, Building 28 of SUNNYBROOK VI, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1481, Page 1144, et seq., and as it may be amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Property Address: 4805 Sunnybrook Drive, #22, New Port Richey, FL 34653

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 August 10, 2021

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 July 23, 30, 2021 21-01082P

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

FIRST INSERTION

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

CASE NO. 2021CA000913CAAXWS
PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED, et. al.
 Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 2092, REGENCY PARK, UNIT FIFTEEN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 85 AND 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 8-23-2021/ (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 County, Florida, this 19 day of July, 2021.
 CLERK OF THE CIRCUIT COURT BY: /s/ Cynthia Ferdon-Gaede DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: mail@rasflaw.com 21-036645 July 23, 30, 2021 21-01102P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2021-CA-000588-ES
DANA S. KUHNS, Plaintiff, v. RUSSELL FINLAY; LEANNE FINLAY; AND ELIAS SANCHEZ, Defendants. ELIAS SANCHEZ, Counterplaintiff, v. DANA S. KUHNS; DARIN SCOTT DAHL, AS AN HEIR OF VICTORIA L. DAHL, DECEASED; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, OR UNDER THE ESTATE OF VICTORIA L. DAHL, DECEASED; CHAMPION MORTGAGE COMPANY; THE UNITED STATES OF AMERICA THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BRADLEY ALSTON MURRAY, AS AN HEIR OF WILLIAM B. MURRAY, DECEASED; LYNDIA MURRAY BRESNICK, AS AN HEIR OF WILLIAM B. MURRAY, DECEASED; AMANDA MURRAY DEVRIES, AS AN HEIR OF WILLIAM B. MURRAY, DECEASED; AND THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITOR, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, OR UNDER THE ESTATE OF WILLIAM B. MURRAY, DECEASED.
 Counterdefendants. TO: COUNTERDEFENDANTS, the Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditor, Trustees, and all Other Parties Claiming an Interest by, Through, or Under the Estate of Victoria L. Dahl, deceased, and the Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditor, Trustees, and all Other Parties Claiming an Interest by, Through, or Under the Estate of William B. Murray, deceased.
 YOU ARE NOTIFIED that an action has been filed against you to establish an implied grant of way of necessity, a statutory way of necessity, or a prescriptive easement on property located in Pasco County, Florida: The West 25 feet of the following properties:
 Ranches of Richard - Parcel #1 PARCEL #1: Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida; thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85' to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E, along the East boundary of said West ½ of the SE ¼ of the SE ¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W, 661.54' to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E, along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21' to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00' of said West ½ of the SE ¼ of the SE ¼.
 Ranches of Richland - Parcel #2 PARCEL #2: Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida; thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85' to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E, along the East boundary of said West ½ of the SE ¼ of the SE ¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W, 661.54' to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E, along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21' to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00' of said West ½ of the SE ¼ of the SE ¼.
 Ranches of Richland - Parcel #3 PARCEL #3: Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida; thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85' to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E, along the East boundary of said West ½ of the SE ¼ of the SE ¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W, 661.54' to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E, along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21' to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00' of said West ½ of the SE ¼ of the SE ¼.
 YOU ARE NOTIFIED that an action has been filed against you to establish an implied grant of way of necessity, a statutory way of necessity, or a prescriptive easement on property located in Pasco County, Florida: The West 25 feet of the following properties:
 Ranches of Richard - Parcel #1 PARCEL #1: Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida; thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85' to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E, along the East boundary of said West ½ of the SE ¼ of the SE ¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W, 661.54' to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E, along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21' to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00' of said West ½ of the SE ¼ of the SE ¼.
 Ranches of Richland - Parcel #2 PARCEL #2: Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida; thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85' to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E, along the East boundary of said West ½ of the SE ¼ of the SE ¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W, 661.54' to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E, along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21' to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00' of said West ½ of the SE ¼ of the SE ¼.
 Ranches of Richland - Parcel #3 PARCEL #3: Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida; thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85' to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E, along the East boundary of said West ½ of the SE ¼ of the SE ¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W, 661.54' to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E, along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21' to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00' of said West ½ of the SE ¼ of the SE ¼.
 YOU ARE NOTIFIED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 WITNESS my hand and the seal of this Court on this 16 day of July, 2021.
 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller By: /s/ Cynthia Ferdon-Gaede Deputy Clerk
 Cianfrone, Nikoloff, Grant & Greenberg, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 130356650 July 23, 30, 2021 21-01080P

FIRST INSERTION

AND That part of Murray Subdivision as contained in instrument filed November 14, 1996 in O.R. Book 3658, Page 499, Public Records of Pasco County, Florida, being more particularly described as follows: The West ½ of the following described parcel:
 Commence at the Southeast corner of Section 24, Township 25 South, Range 21 East, Pasco County, Florida, thence run S 89°57'53" W, along the South boundary of said Section 24, 661.85 feet to the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of said Section 24; thence run N 00°06'39" E., along the East boundary of said West ½ of the SE ¼ of the SE ¼, 25.00 feet for a Point of Beginning; thence run S 89°57'53" W, 661.85 feet to the West boundary of said West ½ of the SE ¼ of the SE ¼; thence run N 89°58'42" E., 661.54 feet to the East boundary of said West ½ of the SE ¼ of the SE ¼; thence run S 00°06'39" W, along said East boundary, 324.21 feet to the Point of Beginning. Subject to and together with an easement for ingress and egress over and across the West 70.00 feet of said West ½ of the SE ¼ of the SE ¼.
 You are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Jacqueline F. Perez, Esquire, whose address is Awerbach/Cohn, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of Aug. 23, 2021 publication, and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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.
 WITNESS, my hand and seal of this Court on this 21st day of July, 2021.
 NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT By: Kelly Jeanne Symons (SEAL) Deputy Clerk July 23, 30; August 6, 13, 2021 21-01097P

amendments thereto, and the Plat thereof recorded in Condominium Plat Book 2, Pages 37-38, of the Public Records of Pasco County, Florida; and all future amendments and/or supplements thereto. Together with a 1986 Fleetwide Double Wide Mobile Home ID# F12AF493207 and ID# F12BF493207. With the following street address: 34350 Lodge Drive, Wesley Chapel, Florida, 33543
 has been filed against you and you are required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 WITNESS my hand and the seal of this Court on this 16 day of July, 2021.
 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller By: /s/ Cynthia Ferdon-Gaede Deputy Clerk
 Cianfrone, Nikoloff, Grant & Greenberg, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 130356650 July 23, 30, 2021 21-01080P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 21-CC-1981
TIMBER LAKE ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF MARY STONACK, ANY AND ALL UNKNOWN HEIRS AND ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
 TO: ESTATE OF MARY STONACK and ANY AND ALL UNKNOWN HEIRS
 YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TIMBER LAKE ESTATES, INC., herein in the following described property:
 Parcel 479, TIMBER LAKE ESTATES, a Condominium, Phase N, and the undivided percentage of interest or share in the common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Record Book 1369, Pages 484-537, and amended in Official Record Book 1372, Pages 598-602, and thereby supplemented by Official Record Book 1468, Page 133, and all

amendments thereto, and the Plat thereof recorded in Condominium Plat Book 2, Pages 37-38, of the Public Records of Pasco County, Florida; and all future amendments and/or supplements thereto. Together with a 1986 Fleetwide Double Wide Mobile Home ID# F12AF493207 and ID# F12BF493207. With the following street address: 34350 Lodge Drive, Wesley Chapel, Florida, 33543
 has been filed against you and you are required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 WITNESS my hand and the seal of this Court on this 16 day of July, 2021.
 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller By: /s/ Cynthia Ferdon-Gaede Deputy Clerk
 Cianfrone, Nikoloff, Grant & Greenberg, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 130356650 July 23, 30, 2021 21-01080P

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. 2019CA003112CAAXWS
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JOSHUA FORD, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 14, 2021, and entered in 2019CA003112CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and (1) JOSHUA FORD; (2) KATHERINE A. RYAN; (3) BLACK POINT ASSETS, INC., AS TRUSTEE OF THE 13735 ROSETTE ROAD LAND TRUST ; (4) STAR POINT CAPITAL, LLC AS TRUSTEE OF THE 13735RR LAND TRUST; (5) VERANDAH TOWNHOMES HOMEOWNERS ASSOCIATION, INC; (6) PASCO COUNTY, FLORIDA CLERK OF COURT; (7) THE UNKNOWN TENANT IN POSSESSION; (8) THE UNKNOWN TRUSTEES AND BENEFICIARIES OF THE 137RR LAND TRUST; (9) THE UNKNOWN BENEFICIARIES OF THE 13735 ROSETTE ROAD LAND TRUST 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 August 05, 2021, the following described property as set forth in said Final Judgment, to wit:
 SITUATED IN THE COUNTY OF PASCO AND STATE OF FLORIDA:
 LOT 14 OF VERANDAH TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID NO.: 10-25-17-0080-00000-0140
 Property Address: 13735 ROSETTE RD, HUDSON, FL 34669
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (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 19 day of July, 2021.
 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@rasg.com By: \S\Laura Elise Goorland_Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@rasg.com 20-043221 - MaS July 23, 30, 2021 21-01111P

OFFICIAL COURT HOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

Business Observer

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

WOULDN'T YOU WANT TO KNOW?

BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA PUBLIC NOTICES

FLORIDA BUSINESS OBSERVER

FloridaPublicNotices.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-1070-WS Division J IN RE: ESTATE OF STEPHANA N. JONES Deceased.

The administration of the estate of Stephana N. Jones, deceased, whose date of death was April 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, 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 July 16, 2021.

Personal Representative: Johanna J. Thirkill 6311 Garland Court New Port Richey, Florida 34652

Attorney for Personal Representative: David A. Hook, Esq. Email Address: courtservice@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 July 16, 23, 2021 21-01036P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2020-CP-001300 Division A IN RE: ESTATE OF DAVID JOSEPH CAREY Deceased.

The administration of the estate of DAVID JOSEPH CAREY deceased, whose date of death was April 17, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Suite 207, Dade City, FL, 33523-3805. 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 16, 2021.

Personal Representative: Richard Chad 1608 E.5th Ave Tampa, FL 33605

Attorney for Personal Representative: David A Lipscomb, Esq Email Addresses: service@lipscomblaw.net Florida Bar No. 0474754 6922 W Linebaugh Ave, Suite 101 Tampa, FL 33625 Telephone: 813-374-9959 July 16, 23, 2021 21-01035P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021-CP-824 IN RE: ESTATE OF DIANE F. GONSER Deceased.

The administration of the estate of DIANE F. GONSER, deceased, whose date of death was April 30, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 16, 2021.

Personal Representative: FRANK BIANCO 8300 Massachusetts Ave. New Port Richey, Florida 34653

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 July 16, 23, 2021 21-01039P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021-CP-861 IN RE: ESTATE OF SPIRO S. DROSOS Deceased.

The administration of the estate of SPIRO S. DROSOS, deceased, whose date of death was August 17, 2019, 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 16, 2021.

Personal Representative: JULIA FOSTER 6720 Ravens Crest Dr. Plainsboro, NJ 08536

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 July 16, 23, 2021 21-01038P

NOTICE OF PUBLIC SALE:

The following personal property of KARL L. BROOKS, if deceased any unknown heirs or assigns, LINDA BROOKS, TIMOTHY WAYNE GODWIN and KAREN ALICE GODWIN, will, on July 28, 2021, at 10:00 a.m., at 39625 Sweetgum Avenue, Lot #84, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1971 SHEF MOBILE HOME, VIN: 260SE2LAF1710, TITLE NO: 0004274305 and all other personal property located therein

PREPARED BY: Jody B. Gabel Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 July 16, 23, 2021 21-01052P

OFFICIAL COURT HOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

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. 51-2021-CP-000493-CPAXES IN RE: ESTATE OF WILLIAM WALTER COFFMAN Deceased.

The administration of the estate of William Walter Coffman, deceased, whose date of death was November 25, 2020, 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 16, 2021.

Personal Representative: Robert C. Brunette 5710 Gall Blvd. Ste. C. Zephyrhills, FL 33542

Attorney for Personal Representative: Robert C. Brunette Attorney Florida Bar Number: 0159816 5710 Gall Boulevard Suite C Zephyrhills, FL 33542 Telephone: (813) 788-6800 Fax: (813) 322-3588 E-Mail: rcbrunettepa@gmail.com July 16, 23, 2021 21-01059P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. IN RE: ESTATE OF JOHN DENNIS BOFF Deceased.

The administration of the estate of JOHN DENNIS BOFF, deceased, whose date of death was March 1, 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 July 16, 2021.

Personal Representative: Beverly R. Barnett 6709 Ridge Road Suite 101 Port Richey, Florida 34668

Attorney for Personal Representative: /s/ Beverly R. Barnett Beverly R. Barnett, Esq. FBN: 193313. 6709 Ridge Road, Suite 101 Port Richey, FL 34668 Telephone: 727/841-6878 Facsimile: 727/478-0472 Email: beverlybarnettlaw@gmail.com Secondary Email: transcribe123@gmail.com July 16, 23, 2021 21-01058P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION UCN: 512021CP000504CPAXES Re: 21-CP-000504 IN RE: ESTATE OF MICHAEL A. VACCARO, SR. Deceased.

The administration of the Estate of MICHAEL A. VACCARO, SR., deceased, who died on July 10, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the Honorable James R. Stearns, 7530 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the petitioner and the petitioner'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 16, 2021.

Personal Representative: Carole Vaccaro 6521 Harvest Ridge Way Lockport, New York 14094

By: /s/ Aaron J. Bedy /s/ Attorney for the Personal Representative Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com July 16, 23, 2021 21-01053P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-001044 IN RE: ESTATE OF MARTIN JAY HAPEMAN A/K/A MARTIN J. HAPEMAN A/K/A MARTY HAPEMAN, Deceased.

The administration of the estate of Martin Jay Hapeman a/k/a Martin J. Hapeman a/k/a Marty Hapeman, deceased, whose date of death was April 16, 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 July 16, 2021.

Personal Representative: Bryan T. Hapeman 761 N. Cottage Road Mercer, Pennsylvania 16137

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 July 16, 23, 2021 21-01065P

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021-CA-000977-ES
JACK STEPHEN CORRIVEAU, a
minor, by and through his natural
mother and guardian CAROLE
CORRIVEAU and CAROLE
CORRIVEAU, as Personal
Representative of the Estate of Scot
Corriveau,
Plaintiff, v.
MELINDA CALLAHAN,
Defendant.

To: Melinda Callahan
Last Known Address
3811 S. Drexel Avenue
Tampa, FL 33611

Melinda Callahan
Last Known Address
19111 Vista Bay Drive, Unit 606
Indian Shores, FL 33785

YOU ARE NOTIFIED that a Com-
plaint pertaining to the following
property located in Pasco County,
Florida, commonly known as 3337
Keswick Court, Land O Lakes, FL
34638 and more particularly de-
scribed as:

Lot 24, Block 3, Oakstead Parcel
9 Unit 1 and Parcel 10 Unit 1, ac-
cording to the map or plat there-
of, as recorded in Plat Book 41,
Page(s) 34 through 46, inclusive,
of the Public Records of Pasco
County, Florida.
Parcel ID Number: 22-26-18-
0010-00300-0240

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on the plaintiffs'
attorney, whose name and address is:
Ofelia Damas-Rodriguez, Esq.
FIDELITY NATIONAL LAW GROUP

Counsel for the Plaintiffs
100 West Cypress Creek Road,
Suite 889 Fort Lauderdale, Florida
33309 Telephone: (954) 414-2104
Primary Email Address:
Ofelia.Rodriguez@fnf.com
Secondary Email Address:
PleadingsFL@fnf.com
Elizabeth.Caruso@fnf.com
on or before August 2, 2021 and to file
the original with the clerk of this court
either before service on the plaintiffs'
attorney or immediately thereafter, oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government Cen-
ter, 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 noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing impaired call 711. The
court does not provide transportation
and cannot accommodate for this ser-
vice. Persons with disabilities needing
transportation to court should contact
their local public transportation provi-
ders for information regarding transpor-
tation services.

First publication on July 2, 2021.

Dated: June 28, 2021

Nikki Alvarez-Sowles, Esq.
Pasco Clerk of the Circuit Court

By: Kelly Jeanne Symons
As Deputy Clerk
July 2, 9, 16, 23, 2021 21-00985P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NUMBER:
2021-CA-001314ES

JENNIFER ANN WRIGHT,
Plaintiff, vs.

GARY ALLEN KELLY,
Defendants.

TO: ESTATE OF THOMASINE
DODGE AND ANY AND ALL UN-
KNOWN HEIRS

NOTICE is hereby given that a
civil action commenced on June
3rd, 2021, and is now pending as
case number 2021-CA-001314 in the
County Court in the State of Florida,
County of Pasco.

The names of the unserved par-
ties to the action are:

GARY ALLEN KELLY
and the nature of the proceeding is a
claim for Partition of Real Property.

This notice shall be published once
each week for two consecutive weeks in
the Business Observer publication.

Each defendant is required to serve
written defenses to the Complaint on
plaintiff's attorney, Stephen K. Hachey,
whose address is 10853 Boyette Road,
Riverview, FL 33569, on or before the
30th day Aug 16, 2021 after the first
publication of this Notice, and to file
the original of the defenses with the
clerk of this court either before service
on plaintiff's attorney or immediately
thereafter. If a defendant fails to do so,
a default will be entered against that de-
fendant for the relief demanded in the
complaint or petition.

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this pro-
ceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Pub-
lic 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 accommo-
date 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
said court of Pasco County, Florida on
the 9th day of July, 2021.

NIKKI ALVAREZ-SOWLES, ESQ.
AS CLERK OF THE COURT
By: Kelly Jeanne Symons
As Deputy Clerk

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of
Stephen K. Hachey, P.A.
10853 Boyette Rd
Riverview FL 33569
Phone: 813-549-0096
E-service:
ESERVICE@hacheylawpa.com
July 16, 23, 2021 21-01024P

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. 2017CA002475CAAXWS
DITECH FINANCIAL LLC,
Plaintiff, vs.

JAMES RICHARD SMITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated April 19, 2021, and entered in
2017CA002475CAAXWS of the Circuit
Court of the SIXTH Judicial Circuit in
and for Pasco County, Florida, wherein
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING is the Plain-
tiff and JAMES RICHARD SMITH;
and LINDEY S. SMITH 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 August 5, 2021,
the following described property as set
forth in said Final Judgment, to wit:

LOT 755, THE LAKES UNIT
FOUR, ACCORDING TO THE
PLAT THEREOF RECORDED
IN PLAT BOOK 18, PAGES 40-41,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 9027 RICH-
WOOD LN, PORT RICHEY, FL
34668

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

IMPORTANT

AMERICANS WITH DISABILI-
TIES ACT: If you are a person with a
disability who needs an accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact: Public Information
Dept., Pasco County Government Cen-
ter, 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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing transpor-
tation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

Dated this 13 day of July, 2021.
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/Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
17-022167 - MaS
July 16, 23, 2021 21-01057P

SECOND INSERTION

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

2020CA001830CAAXES
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE
SECURITIES INC.,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R9,
Plaintiff, vs.
CHARLES R. MEYER A/K/A
CHARLES R. WERKMEISTER;
CHANTAL A. AUXILA A/K/A
CHANTEL A. AUXILA, ET AL.
Defendants

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated June 2, 2021, and entered in
Case No. 2020CA001830CAAXES, of
the Circuit Court of the Sixth Judicial
Circuit in and for Pasco County, Flori-
da. DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE
SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2004-R9 (hereafter "Plain-
tiff"), is Plaintiff and CHARLES R.
MEYER A/K/A CHARLES R. WERK-
MEISTER; CHANTAL A. AUXILA
A/K/A CHANTEL A. AUXILA, are de-
fendants. Nikki Alvarez-Sowles, Esq.,
Clerk of the Circuit Court for PASCO,
County Florida will sell to the highest
and best bidder for cash via the Inter-
net at www.pasco.realforeclose.com,
at 11:00 a.m., on the 4TH day of AU-
GUST, 2021, the following described
property as set forth in said Final Judg-
ment, to wit:

PARCEL 36: COMMENCE AT
THE SW CORNER OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 9, TOWNSHIP 26
SOUTH, RANGE 21 EAST,
FOR A POINT OF BEGIN-
NING; THENCE RUN NORTH
ALONG THE WEST BOUND-
ARY OF SAID SECTION 9,
332.78 FEET, THENCE N. 89
DEGREES 43 MINUTES 11
SECONDS E., 140.58 FEET,
MORE OR LESS, TO THE CENTER
OF CREEK TO A POINT
HEREBY DESIGNATED AS
POINT "A"; BEGIN AGAIN AT
THE POINT OF BEGINNING;
THENCE RUN S. 50 DE-
GREES 25 MINUTES E., 217.0
FEET, THENCE RUN NORTH
400.0 FEET, MORE OR LESS,
TO THE CENTER OF SAID
CREEK, THENCE MEANDER
NORTHWESTERLY, ALONG
THE CENTER OF SAID
CREEK, 100.0 FEET, MORE
OR LESS, TO AFORESAID
POINT "A" FOR CLOSURE,
SUBJECT TO AN EASEMENT
OVER AND ACROSS THE
NORTH 25.0 FEET THERE-
OF; AND LESS AND EXCEPT
THE SOUTHERLY 25.0 FEET
THEREOF AS PREVIOUSLY
CONVEYED TO THE BOARD
OF COUNTY COMMISSION-
ERS OF PASCO COUNTY, IN
OFFICIAL RECORD BOOK
821, PAGE 1597, OF THE PUB-
LIC RECORDS OF PASCO

COUNTY, FLORIDA.

AND

PART OF PARCEL 63, BE-
ING FURTHER DESCRIBED
AS FOLLOWS: COMMENCE
AT THE SOUTHWEST COR-
NER OF THE SOUTH 1/4
OF THE NORTHWEST 1/4
OF THE NORTHWEST 1/4
OF SECTION 9, TOWN-
SHIP 26 SOUTH, RANGE 21
EAST, THENCE RUN NORTH
ALONG THE WEST BOUND-
ARY OF SAID SECTION 9,
332.78 FEET FOR A POINT
OF BEGINNING; THENCE
CONTINUE NORTH 220.0
FEET, MORE OR LESS, TO
THE CENTER OF CREEK TO
A POINT HEREBY DESIG-
NATED AS POINT "A"; BEGIN
AGAIN AT THE POINT OF BE-
GINNING, THENCE NORTH
89 DEGREES 43 MINUTES 11
SECONDS EAST, 140.91 FEET,
MORE OR LESS TO THE
CENTER OF SAID CREEK,
THENCE MEANDER NORTH-
WESTERLY ALONG CENTER
OF SAID CREEK TO THE DES-
IGNATED POINT "A". SUB-
JECT TO AN EASEMENT FOR
INGRESS AND EGRESS AND
PUBLIC UTILITIES OVER
AND ACROSS THE SOUTH
25.0 FEET THEREOF, ALL LY-
ING AND BEING IN PASCO
COUNTY, FLORIDA.

TOGETHER WITH THAT
CERTAIN MOBILE HOME
BEARING VIN# 34620515GA
AND VIN #34620515GB
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 immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven days. The court
does not provide transportation and
cannot accommodate such requests.
Persons with disabilities needing transpor-
tation to court should contact their
local public transportation providers
for information regarding transporta-
tion services.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach,
Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Tammi M. Calderone
Tammi M. Calderone, Esq.
Bar Number: 84926
PHH16221-20/tro
July 16, 23, 2021 21-01034P

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

CIVIL DIVISION
CASE NO.: 19-CA-2775-ES
HIGHLAND OAKS TOWN HOME
ASSOCIATION, INC., a Florida not
for profit corporation,
Plaintiff, vs.
BELL HARBOR, LLC, a defunct
Florida limited liability company,
JOHN M. DALFINO, and ANY AND
ALL UNKNOWN PARTIES,
Defendant.

TO: Defendants, BELL HARBOR,
LLC, a defunct Florida limited li-
ability company, and ANY AND
ALL OTHER UNKNOWN PAR-
TIES, if alive, and if dead, their un-
known spouse(s), heir(s), devisee(s),
grantee(s), judgment creditor(s), and
all other parties claiming by, through,
under, or against Defendants; the
unknown spouse, heirs, devisees,
grantees, and judgment creditors of
Defendants, deceased, and all other
parties claiming by, through, under,
or against Defendants; and all un-
known natural persons if alive, and
if dead or not known to be dead or
alive, their several and respective un-
known spouses, heirs, devisees, grant-
ees, and judgment creditors, or other
parties claiming by, through, or under
those unknown natural persons; and
the several and respective unknown
assigns, successors in interest, trust-
ees, or any other person claiming by,
through, under, or against any cor-
poration or other legal entity named
as a Defendant; and all claimants,
persons or parties, natural or corpo-
rate, or whose exact legal status is
unknown, claiming under any of the
above-named or described Defendants
or parties or claiming to have any
right, title, or interest in the sub-
ject property described in Plaintiffs,
HIGHLAND OAKS TOWN HOME
ASSOCIATION, INC.'S, Complaint to
Quiet Title to Real Property ("Com-
plaint") filed in this action:

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

See Exhibit A,
EXHIBIT A
THE NORTH 220 FEET OF
EAST 1/4 OF SOUTHWEST 1/4
LYING EAST OF FT. KING
ROAD AND NORTH 220 FEET
OF WEST 1/4 OF SOUTHEAST
1/4 OF SOUTHWEST 1/4, ALL
IN SECTION 34, TOWNSHIP
24 SOUTH, RANGE 21 EAST,
PASCO COUNTY, FLORIDA.
LESS THOSE PARCELS DE-
SCRIBED IN:

1. OFFICIAL RECORDS BOOK
6394, PAGES 161 THROUGH
162, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
2. OFFICIAL RECORDS BOOK
6394, PAGES 83 THROUGH
84, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
3. OFFICIAL RECORDS BOOK
6394, PAGES 267 THROUGH
268, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
4. OFFICIAL RECORDS BOOK
6394, PAGES 113 THROUGH
114, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
5. OFFICIAL RECORDS BOOK
6409, PAGES 1262 THROUGH

1263, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
6. OFFICIAL RECORDS BOOK
6426, PAGES 1596 THROUGH
1597, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
7. OFFICIAL RECORDS BOOK
6457, PAGES 50 THROUGH 51,
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA;
8. OFFICIAL RECORDS BOOK
6472, PAGES 1878 THROUGH
1879, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
9. OFFICIAL RECORDS BOOK
6468, PAGES 589 THROUGH
590, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
10. OFFICIAL RECORDS
BOOK 6457, PAGES 33
THROUGH 34, OF THE PUB-
LIC RECORDS OF PASCO
COUNTY, FLORIDA;
11. OFFICIAL RECORDS BOOK
6547, PAGES 1771 THROUGH
1772, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA;
12. OFFICIAL RECORDS
BOOK 6620, PAGES 888
THROUGH 889, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
13. OFFICIAL RECORDS
BOOK 6521, PAGES 1985
THROUGH 1986, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
14. OFFICIAL RECORDS
BOOK 6522, PAGES 78
THROUGH 79, OF THE PUB-
LIC RECORDS OF PASCO
COUNTY, FLORIDA;
15. OFFICIAL RECORDS
BOOK 6696, PAGES 1781
THROUGH 1782, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
16. OFFICIAL RECORDS
BOOK 6704, PAGES 1022
THROUGH 1023, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
17. OFFICIAL RECORDS
BOOK 6743, PAGES 1398
THROUGH 1399, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
18. OFFICIAL RECORDS
BOOK 6743, PAGES 1489
THROUGH 1490, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
19. OFFICIAL RECORDS
BOOK 6820, PAGES 1385
THROUGH 1386, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
20. OFFICIAL RECORDS
BOOK 6814, PAGES 1479
THROUGH 1480, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
21. OFFICIAL RECORDS
BOOK 6808, PAGES
207 THROUGH 208, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
22. OFFICIAL RECORDS
BOOK 6806, PAGES 1954
THROUGH 1955, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
23. OFFICIAL RE-
CORDS BOOK 6787, PAGES
968 THROUGH 969, OF THE
PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA;
24. OFFICIAL RECORDS
BOOK 6814, PAGES 1508
THROUGH 1509, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
25. OFFICIAL RECORDS
BOOK 6901, PAGES 522
THROUGH 523, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
26. OFFICIAL RE-
CORDS BOOK 690 I, PAGES
70 I THROUGH 702, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
27. OFFICIAL RE-
CORDS BOOK 6922, PAGES
993 THROUGH 994, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
28. OFFICIAL RE-
CORDS BOOK 6922, PAGES
989 THROUGH 990, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
29. OFFICIAL RE-
CORDS BOOK 6922, PAGES
995 THROUGH 996, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
30. OFFICIAL RE-
CORDS BOOK 7024, PAGES
248 THROUGH 249, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
31. OFFICIAL RE-
CORDS BOOK 7049, PAGES
359 THROUGH 360, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
32. OFFICIAL RE-
CORDS BOOK 7101, PAGES
80 THROUGH 81, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
33. OFFICIAL RE-
CORDS BOOK 7110, PAGES
976 THROUGH 977, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
34. OFFICIAL RECORDS
BOOK 7110, PAGES 1245
THROUGH 1246, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
35. OFFICIAL RE-
CORDS BOOK 7101, PAGES
200 THROUGH 201, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
36. OFFICIAL RE-
CORDS BOOK 7291, PAGES
817 THROUGH 818, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
37. OFFICIAL RE-
CORDS BOOK 7291, PAGES
850 THROUGH 851, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
38. OFFICIAL RE-
CORDS BOOK 7291, PAGES
878 THROUGH 879, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
39. OFFICIAL RECORDS
BOOK 7291, PAGES 1039
THROUGH 1040, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
40. OFFICIAL RE-
CORDS BOOK 7375, PAGES
291 THROUGH 292, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
41. OFFICIAL RE-
CORDS BOOK 7375, PAGES
26 THROUGH 27, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
42. OFFICIAL RE-

CORDS BOOK 7375, PAGES
394 THROUGH 395, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
43. OFFICIAL RE-
CORDS BOOK 7375, PAGES
409 THROUGH 410, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
44. OFFICIAL RECORDS
BOOK 7518, PAGES 1075
THROUGH 1076, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
45. OFFICIAL RE-
CORDS BOOK 7533, PAGES
327 THROUGH 328, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
46. OFFICIAL RE-
CORDS BOOK 7533, PAGES
343 THROUGH 344, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
47. OFFICIAL RE-
CORDS BOOK 7533, PAGES
297 THROUGH 298, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
AND SUBJECT TO THOSE
CERTAIN INGRESS, EGRESS,
DRAINAGE AND UTILITY
EASEMENT(S) DESCRIBED
IN OFFICIAL RECORDS
BOOK 7687, PAGES 1227
THROUGH 1228 , 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 Scott W. Fitz-
patrick, Esquire, the Plaintiffs attorney,
whose address is Owens Law Group,
P.A., 811 Cypress Village Blvd., Ruskin,
Florida 33573, on or before August
9, 2021, and file the original with the
Clerk of this Court either before service
on the Plaintiff 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 disabili-
ty who needs any accommodation in
order to participate in this pro-
ceeding, you are entitled, at no cost
to you, to the provision of certain
assistance. Please contact the Public
Information Dept., Pasco County Gov-
ernment 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 ac-
commodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their local
public transportation providers for
information regarding transportation
services.

Dated this 25th day of June, 2021
Nikki Alvarez-Sowles, Esq.
CLERK OF CIRCUIT COURT
By: Kelly Jeanne Symons
Deputy Clerk
OWENS LAW GROUP, P.A.
Scott W. Fitzpatrick, B.C.S.
Florida Bar 70710
OWENS LAW GROUP, P.A.
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 633-3396 -Telephone
(813) 633-3397 -Telecopier
scott@owenslawgroup.com - Email
Attorney for Plaintiff
July 16, 23, 30; August 6, 2021
21-01022P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO.

51-2019-CA-002059-WS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ARTHUR M. GAGNON, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 24, 2021 in Civil Case No. 51-2019-CA-002059-WS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ARTHUR M. GAGNON, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of August, 2021 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1838, Regency Park, Unit Twelve, according to the map or plat thereof recorded in Plat Book 16, Pages 7 through 9, of the Public Records of Pasco County, Florida.

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

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.

s/ Sara Collins
Sara B. Collins, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street, Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 053992
6784629
19-00714-2
July 16, 23, 2021 21-01032P

SECOND INSERTION

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

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

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

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

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

sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on August 24, 2021 at 11:00 A.M.

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

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

Dated this 9th day of July, 2021
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff

Invoice to:
Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
000100/2013780/wll
July 16, 23, 2021 21-01029P

SECOND INSERTION

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

CASE NO.: 2015CA002629000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2, Plaintiff, vs. SELINA LEE; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 15, 2021 in Civil Case No. 2015CA002629000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 is the Plaintiff, and SELINA LEE; UNKNOWN TENANT 1 N/K/A BUSTER RAGGS; UNKNOWN TENANT 2 N/K/A MEKISHA LEE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 3, 2021 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 59, BLOCK A, VALENCIA HILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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

Dated this 9 day of July 2021.
ALDRIDGE | PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue Suite 200
Delray Beach, FL 33445
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Jennifer Travieso
2021-07-09 12:10:24
Florida Bar #641065
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-11882B
July 16, 23, 2021 21-01025P

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.

2021CC000917 MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. CYNTHIA BAILEY HERNANDEZ; UNKNOWN SPOUSE OF CYNTHIA BAILEY HERNANDEZ; 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 74, Block 52 MEADOW POINTE III PARCEL "PP AND "QQ", according to the Plat thereof as recorded in Plat Book 52, Pages 59 through 65, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 31953 Stillmeadow Drive, Wesley Chapel, FL 33543

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 August 9, 2021

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

SECOND INSERTION

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

2019CA002442CAAXWS DIVISION: J3

Wells Fargo Bank, N.A. Plaintiff, -vs.-

Maria Gabriella Pitelis, as successor trustee of the Peter Markoulakis a/k/a Pantelis Markoulakis trust dated May 4, 2004; Fuad Malki; Atlal Rita Malki; Siobhan Bruzik; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA002442CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Maria Gabriella Pitelis, as successor trustee of the Peter Markoulakis a/k/a Pantelis Markoulakis trust dated May 4, 2004 are defendant(s), I, Clerk

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. 512019CA002860CAAXES Eagle Home Mortgage, LLC, Plaintiff, vs. SALRAISE N. SALVEZ A/K/A SALRAISE SALVEZ, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 512019CA002860CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Eagle Home Mortgage, LLC is the Plaintiff and SALRAISE N. SALVEZ A/K/A SALRAISE SALVEZ; SOBINA SALVEZ; TERRA BELLA HOMEOWNERS ASSOCIATION OF PASCO, INC.; UNITED STATES OF AMERICA; FOUNDATION FINANCE COMPANY LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN TENANT whose name is fictitious to account for parties in possession are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00AM on the 23rd day of August, 2021, the following described property as set forth in said Final Judgment, to wit:

PURSUANT TO THIS FINAL JUDGMENT.

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

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

MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 July 16, 23, 2021 21-01031P

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 19, 2021, the following described property as set forth in said Final Judgment, to-wit:

LOT(S) 2417, OF BEACON SQUARE, UNIT 21A, AS RECORDED IN PLAT BOOK 10, PAGE 121, ET SEQ., OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 19-320172 FCO1 WEQ July 16, 23, 2021 21-01030P

SECOND INSERTION

LOT 5, OF ENCLAVE AT TERRA BELLA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 65, 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 8th day of July, 2021.
By: /s/ Mehwish Yousuf
Mehwish Yousuf, Esq.
Florida Bar No. 92171
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 6133
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
File # 20-F01703
July 16, 23, 2021 21-01027P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 21-CP-000885-WS Division Probate IN RE: ESTATE OF KAREN VICTORIA BROWN, Deceased.

The administration of the estate of Karen Victoria Brown, deceased, whose date of death was June 26, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's 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 de-

mands 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 16, 2021.

Personal Representative: Ted W. Brown, Jr. 17925 Crawley Road Odessa, Florida 33556 Attorney for Personal Representative: Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 3601 Alternate US 19 Palm Harbor, Florida 34683 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com Secondary E-Mail: probate@jherzoglaw.com July 16, 23, 2021 21-01064P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE No.

2021-CA-001161-CAAX-WS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1, Plaintiff vs. PATRICIA J. COSTELLO A/K/A PATRICIA J. COSTELLO STAMATON, et al., Defendants

TO: PATRICIA J. COSTELLO A/K/A PATRICIA J. COSTELLO STAMATON 702 S. KINGS AVENUE BRANDON, FL 33511 616 VALLE VISTA DR BRANDON, FL 33511 UNKNOWN SPOUSE OF PATRICIA J. COSTELLO A/K/A PATRICIA J. COSTELLO STAMATON 702 S. KINGS AVENUE BRANDON, FL 33511 616 VALLE VISTA DR BRANDON, FL 33511

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

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF BUILDING NO. 1, UNIT A, PHASE IV OF CHATEAU VILLAGE CONDOMINIUM III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1232, PAGE 643, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN PLAT BOOK 21,

PAGE 90, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk in 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before 8-16-2021; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this 12 day of July, 2021.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of said Court
By: /s/ Cynthia Ferdon-Gaede As Deputy Clerk

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (33585.2905) July 16, 23, 2021 21-01055P

SECOND INSERTION

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

CASE NO: 21-CC-1838-ES TIMBER LAKE ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, vs.

ESTATE OF THOMASINE DODGE, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: ESTATE OF THOMASINE DODGE AND ANY AND ALL UNKNOWN HEIRS YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessment s and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TIMBER LAKE ESTATES, INC., herein in the following described property:

Parcel 481, TIMBER LAKE ESTATES, A CONDOMINIUM, PHASE IV, and the undivided percentage of interest or share in the common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Record Book 1369, Pages 484-537, and amended in Official Record Book 1372, Pages 598-602, and thereby supplemented by Official Record Book 1468, Page 133, and thereby amended in Official Record Book 1468, Page 141, and the plat thereof recorded in Condominium Plat Book 2, Pages 37-38, of the Public Records of Pasco County, Florida. With the following street address: 34404 Lodge Drive, Wesley Chapel, Florida, 33543

has been filed against you and you are

required to serve a copy of your written defenses, if any, on Daniel J. Greenberg, Esquire, of Cianfrone, Nikoloff, Grant & Greenberg, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after Aug. 16, 2021 the first publication of this Notice in the Business Observer, 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. 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 on this 24th day of June, 2021.

Nikki Alvarez-Sowles, Esquire Clerk and Comptroller
By: Kelly Jeanne Symons Deputy Clerk

Cianfrone, Nikoloff, Grant & Greenberg, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 July 16, 23, 2021 21-01023P

SECOND INSERTION

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

File No.
51-2021CP1053WS
IN RE: ESTATE OF
**CECELIA R. WALSH/
aka CECELIA MARIE WALSH**
Deceased.

The administration of the estate of CECELIA R. WALSH, also known as CECELIA MARIE WALSH, deceased, whose date of death was January 22, 2021, 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 16, 2021.

THOMAS G. WALSH
Personal Representative
56 Lucy Circle
Wallingford, CT 06492
Wayne R Couller
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 16, 23, 2021 21-01060P

SECOND INSERTION

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

File No.
51-2021CP998WS
IN RE: ESTATE OF
**ANTONINO C. LaPORTA/
aka ANTHONY LaPORTA**
Deceased.

The administration of the estate of ANTONINO C. LaPORTA, also known as ANTHONY LaPORTA also known as ANTONINO LaPORTA, deceased, whose date of death was November 21, 2020, 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 16, 2021.

Signed on this 17th day of June, 2021.
JOSEPH LaPORTA
Personal Representative
165 12th Street
Belford, NJ 07718
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
July 16, 23, 2021 21-01062P

SECOND INSERTION

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

File No. **2021-CP-828**
Division **PROBATE**
IN RE: ESTATE OF
JAMES A. MATHESON
Deceased.

The administration of the estate of JAMES A. MATHESON, deceased, whose date of death was April 19, 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 July 16, 2021.

Personal Representative:
JOAN WOOD
18443 Grand Club Drive
Hudson, FL 34667
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591
623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribe123@gmail.com
July 16, 23, 2021 21-01037P

SECOND INSERTION

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

PROBATE DIVISION
File No. **21-CP-897**
Division **Probate**
IN RE: ESTATE OF
GEORGE JANDACKA,
Deceased.

The administration of the estate of George Jandacka, deceased, whose date of death was February 17, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Circuit Court for Pasco County, P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 16, 2021.

Personal Representative:
KRISTINA A. REAGAN
5891 Waxmyrtle Way
Naples, FL 34109
Attorney for
Personal Representative:
M. TRAVIS HAYES, ESQ.
Florida Bar Number 27883
GRANT FRIDKIN PEARSON, P.A.
5551 Ridgewood Drive, Suite 501
Naples, FL 34108-2719
Attorney E-mail: thayes@gfpac.com
Secondary E-mail:
dseymour@gfpac.com
Telephone: 239-514-1000/
Fax: 239-594-7313
July 16, 23, 2021 21-01063P

SECOND INSERTION

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

The undersigned will sell at public sale by competitive bidding on the 9th day of August 2021,
At 09:00 AM, on the premises where said property has been stored and which is located at :
Mile Stretch Self Storage
5425 Mile Stretch Dr.
Holiday FL. 34690
County of Pasco , State of Florida

SECOND INSERTION

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

CASE NO.: **2019CA000491**
**U.S. BANK TRUST, N.A. AS
TRUSTEE FOR LSF9 MASTER
PARTICIPATION TRUST,
Plaintiff, vs.**
**JAMES J. NASIOS; LINDA F.
NASIOS; et al.,
Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 11, 2019 in Civil Case No. 2019CA000491, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff, and JAMES J. NASIOS; LINDA F. NASIOS; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS; PASCO COUNTY, CLERK OF THE CIRCUIT COURT; ELENA NASIOS; JOHN NASIOS; PHAEDRA SIMMONS; REGENCY PARK CIVIC ASSOCIATION, INC.; LINDA F. NASIOS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on August 5, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 797 OF THE LAKES UNIT

SECOND INSERTION

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

CASE NO.: **51-2020-CA-001133-WS**
**BONAFIDE PROPERTIES, LLC,
Plaintiff, vs.**

**JOHN P. WALSH; JOHN
LAWLESS, ESQ., as Trustee Only,
Under the 4969 WELLBROOK
DR. LAND TRUST; UNKNOWN
BENEFICIARIES OF THE 4969
WELLBROOK DR. LAND TRUST;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
FOR GMAC MORTGAGE, LLC
d/b/a DITECH.COM; SUMMER
LAKES TRACT 9 HOMEOWNERS'
ASSOCIATION, INC.; PASCO
COUNTY CLERK OF COURT;
PASCO COUNTY; ASSET
ACCEPTANCE, LLC; CAVALRY
PORTFOLIO SERVICES, LLC;
UNKNOWN TENANT #1; AND
UNKNOWN TENANT #2,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated June 25, 2021, and entered in Case No.: 51-2020-CA-001133-WS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein John P. Walsh; John Lawless, Esq., as Trustee Only, Under the 4969 Wellbrook Dr. Land Trust; Unknown Beneficiaries of the 4969 Wellbrook Dr. Land Trust; Mortgage Electronic Registration Systems, Inc. for GMAC Mortgage, LLC d/b/a Ditech.com; Summer Lakes Tract 9 Homeowners' Association, Inc.; Pasco County Clerk of Court; Pasco County; Asset Acceptance, LLC; Cavalry Portfolio Services, LLC; Unknown Tenant #1 and Unknown Tenant #2 are Defendants, the Clerk shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on August 3rd, 2021 at 11:00 a.m. at www.pasco.realforeclosure.com in accordance with Chapter 45 Florida Statutes, the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

THE FOLLOWING:
Claudia Stockwell Unit 142
Household/Personal Items
Gary J. Holtsford Unit 401
Wells Fargo Dealer Services
2011 Kia Soul
VIN#KNDJT2A0B7220255
William H. Boyce Unit 420
1969 Volkswagen Beetle
VIN 119023654

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated party.
July 16, 23, 2021 21-01042P

FOUR, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 18, PAGES 40
AND 41, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA,

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

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

Dated this 8 day of July 2021.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
1615 South Congress Avenue Suite 200
Delray Beach, FL 33445
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Digitally signed by Zachary Ullman
Date: 2021-07-08 12:46:58
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1338-093B
July 16, 23, 2021 21-01026P

SECOND INSERTION

Lot 106 Summer Lakes, Tract 9, according to the plat thereof as recorded in Plat Book 27, Pages 141 through 152, of the Public Records of Pasco County, Florida.
Parcel Identification Number: 15-26-16-0070-00000-1060 a/k/a 4969 Wellbrook Drive, New Port Richey, Florida 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 within sixty (60) days after the sale.

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 the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (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 (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. 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: July 8th, 2021.
Respectfully submitted by,
/s/ Lee Segal, Esquire
Lee Segal, Esquire (FBN: 37837)
Segal & Schuh Law Group, P.L.
18167 U.S. Highway 19 North, Suite 100
Clearwater, Florida 33764
Tel: (727) 824-5775
Fax: (877) 636-7408
lee@segalschuh.com - Attorney
marie@segalschuh.com -
Florida Registered Paralegal
Counsel for Plaintiff,
Bonafide Properties, LLC.
July 16, 23, 2021 21-01033P

SECOND INSERTION

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

File No.
51-2021CP1045WS
IN RE: ESTATE OF
**MICHAEL DEAN COOPER/
Deceased.**

The administration of the estate of MICHAEL DEAN COOPER, deceased, whose date of death was July 15, 2020, 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 16, 2021.

GREGORY LEE COOPER
Personal Representative
305 Rainbow Lane
Lakeside, OR 97449
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
July 16, 23, 2021 21-01061P

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. **2021CA000178CAAXES**
**WILMINGTON SAVINGS
FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE
ACQUISITION TRUST,
Plaintiff, vs.**

**MICHAEL SISSON A/K/A
MICHAEL T. SISSON, et al.
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 2, 2021, and entered in 2021CA000178CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and MICHAEL SISSON A/K/A MICHAEL T. SISSON; BARRINGTON AT NORTHWOOD HOMEOWNERS ASSOCIATION, INC.; NORTHWOOD OF PASCO HOMEOWNERS ASSOCIATION, INC.; FREDERICK T. SCHOFIELD, 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 August 4, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK "P", NORTHWOOD UNIT 7, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 115 THROUGH 119, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 27136 LA JOL-

THIRD INSERTION

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

CASE NO.: **19-CA-2775-ES**
**HIGHLAND OAKS TOWN HOME
ASSOCIATION, INC., a Florida not
for profit corporation,
Plaintiff, vs.**
**BELL HARBOR, LLC, a defunct
Florida limited liability company,
JOHN M. DALFINO, and ANY AND
ALL UNKNOWN PARTIES,
Defendant.**

TO: Defendants, BELL HARBOR, LLC, a defunct Florida limited liability company, and ANY AND ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC.'S, Complaint to Quiet Title to Real Property ("Complaint") filed in this action:

YOU ARE NOTIFIED that an action to quiet title to the following property in

Pasco County, Florida:

See Exhibit A,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiffs attorney, whose address is Owens Law Group, P.A., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before August 9, 2021, 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.

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 July 1, 2021.
Nikki Alvarez-Sowles, Esq.
CLERK OF CIRCUIT COURT
By: Kelly Jeanne Symons
Deputy Clerk

Scott W. Fitzpatrick, B.C.S.
Florida Bar No. 0370710
OWENS LAW GROUP, P.A.
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 633-3396 -Telephone
(813) 633-3397 -Telecopier
scott@owenslawgroup.com - Email
Attorney for Plaintiff
July 9, 16, 23, 30, 2021 21-01000P