

PASCO COUNTY LEGAL NOTICES

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 HSH Cleaning located at 2375 Canopy Creek Way Apt 203, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 23rd day of July, 2021.

O'CONNELL ENTERPRISES LLC July 30, 2021 21-01118P

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM

09/20/21 at 10:00am Sunset Landing Marina 5115 Sunset Blvd Port Richey, FL 34668

1982 BOSTONWH BWCH5473M82K MAXINE GROTTALIO 2000 UMA UMA5F503B000 PATRICA KNIGHT 1984 BOSTONWH BWC3115CM84D STEPHEN AND AMY DOVER Jul. 30; Aug. 6, 2021 21-01132P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2021-CP-001058 CPAXES Division Probate IN RE: ESTATE OF RICHARD LEE MCNATT A/K/A RICHARD L. MCNATT Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Richard Lee McNatt a/k/a Richard L. McNatt, deceased, File Number 2021-CP-001058 CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division. the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was November 23, 2020, that the total value of the estate is \$3,352.95 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
The McNatt Trust dated May 2, 1988 c/o Darrin B. McNatt, Successor Trustee

14154 Deliean Cir. Orlando, FL 32828 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of

this Notice is July 30, 2021. Person Giving Notice: Darrin B. McNatt 14154 Deljean Cir. Orlando, FL 32828 Attorney for Person Giving Notice

Randy C. Bryan Florida Bar Number: 990957 Hoyt & Bryan, LLC 254 Plaza Dr. Oviedo, FL 32765 Telephone: (407) 977-8080 Fax: (407) 977-8078 E-Mail: randy@hoytbryan.com Secondary E-Mail: patti@hoytbryan.com

HOW TO PUBLISH YOUR

Jul. 30; Aug. 6, 2021 21-01136P

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM

08/30/21 Richard Auto Service 17426 US HWY 19 N Hudson, FL

2013 KIA KNDJT2A53D7483952 \$1,540.66 2005 KIA KNDJC733955480964 \$1,033.47 July 30, 2021

21-01122P

FIRST INSERTION Affordable Secure Storage - Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83, 806 & 83, 807, All items or spaces may not be available for sale. Cash only for all purchases & tax resale

certificates required if applicable. A06: Crystal Adams B16: Bonnie Desimone O13 : Nona Payne Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE www.storagetreasures.com August 14th AT OR AFTER: 11:00 AM.EST. Jul. 30; Aug. 6, 2021 21-01133P

FIRST INSERTION

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

51-2021-CP-000916CPAXWS IN RE: ESTATE OF RICHARD W. CAIN, JR.

Deceased. The administration of the estate of RICHARD W. CAIN, JR., deceased, whose date of death was April 29, 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 30, 2021.

Personal Representative: MARK C. CAIN

52 Riceman Road Berkeley Heights, New Jersey 07922 Attorney for Personal Representative: /s/ Kera E. Hagan Kera E. Hagan, Esq. Attorney for Petitioner Florida Bar Number: 87645 Anderson Mayfield Hagan & Thron, PA P.O. Box 1530 New Port Richey, FL 34656

Telephone: (727) 203-8018 Fax: (727) 494-7393 khagan@andersonmayfield.com

Secondary E-Mail: transcribe123@gmail.com

Jul. 30; Aug. 6, 2021 21-01115P CALL 941-906-9386

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

July 30, 2021

FIRST INSERTION

Notice is hereby given that EDEN RV RESORT LAND TRUST UTD 05/21/2021, OWNER, desiring to engage in business under the fictitious name of EDEN RV RESORT located at 13220 HOUSTON AVE, HUDSON, FLORIDA 34667 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.

21-01119P

NOTICE OF PUBLIC SALE:

Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statue 715.109, 715.105, and 715.106 by Leslie J. Casteel and Loren A Griffin for the following vehicle on 08/12/2021 at $8\!:\!30\mathrm{AM}$ at 1909 Speck Dr. Holiday, FL

Said Company reserves the right to accept or reject any and all bids. 1973 SHAST VIN# P26688

Jul. 30; Aug. 6, 2021 21-01121P

FIRST INSERTION

Notice is hereby given that JANET N GATHERS, OWNER, desiring to engage in business under the fictitious name of VILLAGE HEALER APOTHECARY located at 2396 HEARTH DRIVE, ODESSA, FLOR-IDA 33556 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. 21-01120P

FIRST INSERTION

Notice is hereby given that HECTOR LOPEZ, OWNER, desiring to engage in business under the fictitious name of HLOPEZPRODUCTIONZ located at 5033 POLAR DR, HOLIDAY, FLOR-IDA 34690 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 21-01125P July 30, 2021

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 28.40 acres known as Epperson North Village B.

The project is located in Pasco County, Section(s) 23, Township 25 South, Range 20 East. The permit applicant is Epperson North, LLC whose address is $2502\ \mathrm{N}.$ Rocky Point Drive, Suite 1050, Tampa, FL 33607. The Permit No. is 43026736.099.

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, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. 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 proposed 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 Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 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 agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter 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 action in this matter is not available prior to the filing of a request for hearing.

July 30, 2021

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 829001 from Lennar Homes, LLC, 4600 W. Cypress Street, Suite 200, Tampa, FL 33607. Application received: 7/23/2021. Proposed activity: Residential. Project name: Connerton Village 3 Active Adult Phase 1. Project size: 99.72 acres Location: Section(s) 25 Township 25 South, Range 18 East and Section(s) 30 Township 25 South, Range 19 East in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No

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.

21-01124P July 30, 2021

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY

THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Road Projects activities on 6.01 acres known as Avalon Park West Town Center Phase 3.

The project is located in Pasco County, Section(s) 13, Township 26 South, Range 20 East. The permit applicant is SitEx NR Holdings. LLC whose address is 3680 Avalon Park East Boulevard, Suite 300, Orland, FL 32828. The Permit No. is 43013559.050.

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, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. 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 proposed 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 Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 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 agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter 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 action in this matter is not available prior to the filing of a request for hearing.

FIRST INSERTION

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

512021CP000964CPAXWS IN RE: ESTATE OF JOSE RIVERA a/k/a JOSE ANTONIO RIVERA a/k/a JOSE A. RIVERA SR.,

Deceased. The administration of the estate of JOSE RIVERA, a/k/a JOSE ANTO-

NIO RIVERA, a/k/a JOSE A. RIVERA SR., deceased, whose date of death was July 28, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (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 demands 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 FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 30, 2021.

Jose A. Rivera Jr., Personal Representative 3607 Gorman Drive

New Port Richey, Fl 34655 Christina Green Rankin, Esquire FLA BAR 0651621 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 Phone: (727) 441-8813 cgrankin@greenlawoffices.net kdileone@greenlawoffices.net 21-01117P Jul. 30; Aug. 6, 2021

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021CP1119WS IN RE: ESTATE OF LEO DEWEY OUELLETTE, JR./aka LEO D. OUELLETTE, JR. aka LEO OUELLETTE

Deceased.The administration of the estate of LEO DEWEY OUELLETTE, JR., also known as LEO D. OUELLETTE. JR., also known as LEO OUELLETTE, deceased, whose date of death was May 81 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 IBIS 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF IBIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 30, 2021. Signed on this 1 day of July, 2021.

LAURA OUELLETTE Personal Representative 6919 Woodridge Estate Drive

New Port Richey, FL 34653 Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 144585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com Jul. 30; Aug. 6, 2021 21-01130P

FIRST INSERTION

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

PROBATE DIVISION CASE NO.: 2021CP001107CPAXWS DIVISION: A IN RE: ESTATE OF CHARLES DUDLEY SALLEY,

Deceased. The administration of the estate of CHARLES DUDLEY SALLEY, deceased, whose date of death was July 3. 2021, is pending in the Circuit Court for Pasco County, Florida Probate Division, the address of which is Pasco County Courthouse, 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523. The name and address 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 demands 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 SEC-TION 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 30, 2021.

Personal Representative: HAMMOND M. SALLEY 1669 S. Inez Way

Anaheim, CA 92802 Attorney for Personal Representative: DALE A. DIXON, ESQ. Florida Bar No: 0059936 301 W. Bay Street, Suite 1402 Jacksonville, Florida 32202 Telephone (904) 329-7229 dale_dixon@thedixonlawfirm.com

Jul. 30; Aug. 6, 2021 21-01116P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 26th day of August, 2019, in the cause wherein Suncoast Schools Federal Credit Union, was Plaintiff, and Arnold E Wells, was Defendant, being case number 51-09-CA-6211-WS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Arnold E Wells, in and to the following described property, to wit:

2017 Silver Jeep Wrangler

VIN #1C4HJWDGXHL754317 Tag #LCTW37

I shall offer this property for sale "AS IS" on August 24, 2021, at 10:00am or as soon thereafter as possible, at Crockett's Towing -13601 US-41, Spring Hill, FL 34610 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Kass Shuler, P.A. Jeffrey J. Mouch, Esq. PO Box 800 Tampa, FL 33601

CHRIS NOCCO, as Sheriff Pasco County, Florida July 30; August 6, 13, 20, 2021

By: Sgt. John Dill Deputy Sheriff

21-01126P

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-1176-WS

Division J IN RE: ESTATE OF HARRY L. FOX Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Harry L. Fox. deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road. New Port Richey, Florida 34654; that the decedent's date of death was May 5, 2021; that the total value of the estate is \$641.84 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

David A. Hook, as Successor Trustee of the "Harry L. Fox and Marcia L. Fox Revocable Trust Agreement" dated October 1, 2014

4918 Floramar Terrace New Port Richey, FL 34652 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES ${\tt SECTION\,733.702.\,ALL\,CLAIMS\,AND}$ DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 30, 2021.

Persons Giving Notice: David A. Hook

4918 Floramar Terrace New Port Richey, Florida 34652 Attorney for Persons Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 001359 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Jul. 30; Aug. 6, 2021 21-01131F

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-21-CP-873CPAX-WS

IN RE: ESTATE OF SUSAN SHIRLEY YOUNG Deceased.

The administration of the estate of SUSAN SHIRLEY YOUNG, deceased, whose date of death was January 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

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 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 SEC-TION 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 30, 2021.

Personal Representative: ALICE HARRA

3905 SE JOHNSON CREEK BLVD

MILWAUKIE, OREGON 97222 Attorney for Personal Representative: Ryan A. Doddridge, Esq. FBN: 74728 Doddridge Law Group, P.A. 11 E. Tarpon Avenue Tarpon Springs, FL 34689 Tel: 727.537.9263 Fax: 727.440-8204 Email: ryan@doddridgelaw.comSecondary Email: transcribe123@gmail.com Jul. 30; Aug. 6, 2021 21-01135P

FIRST INSERTION

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

> PROBATE DIVISION FILE NO.: 21-CP-1015-CP IN RE: ESTATE OF TOMMY FASCIOLO,

Deceased. The administration of the estate of TOMMY FASCIOLO, deceased, File Number 21-CP-1015-CP, is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney

are set forth below.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER 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 PUBLICA-TION OF THIS NOTICE IS JULY 30,

> Personal Representative K. DEAN KANTARAS 1822 North Belcher Road,

Suite 200 Clearwater, Florida 33765 Attorney for Personal Representative GEORGE G. PAPPAS, ESQ. Florida Bar No. 109312 1822 North Belcher Road, Suite 200 Clearwater, Florida 33765 Telephone: 727-447-4999

21-01137P

Jul. 30; Aug. 6, 2021

FIRST INSERTION

NOTICE OF ACTION/CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND $FOR\ PASCO\ COUNTY,\ FLORIDA$ CASE NO.:

2018CA000948CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A. AS SUBSTITUTED PLAINTIFF FOR ABS REO TRUST

Plaintiff, vs. THE UNKNOWN TRUSTEES OF THE ARLENE D. SHIPPEE TRUST AGREEMENT DATED MARCH 8. 1989; et al., **Defendants**

TO: MICHAEL ROBERT LOWNS-DALE

Last Known Address: 14 Main St., Apt. #2. Plymouth, MA 02360 TO: ALL UNKNOWN HEIRS, DEVI-SEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS

OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF ROB-ERT H. LOWNSDALE, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that

a Complaint to foreclose a mortgage on real property located in Pasco County, Florida has been filed and commenced in this Court and you are required to serve a copy of your written defenses, if any, to it on Melisa Manganelli, Esq., of the Law Offices of Mandel, Manganelli & Leider, P.A., Attorneys for Plaintiff, whose address is 1900 N.W. Corporate Boulevard, Suite 305W, Boca Raton, FL 33431 and whose email address for service of pleadings is: servicesmandel@ gmail.com, and file the original with the Clerk of the above styled Court within 30 days after first publication of Notice, on or before 8-30-2021, otherwise a default will be entered against you for the relief prayed for in the Complaint, to wit: the foreclosure of a mortgage on the following described property:

All that certain Land in Pasco County, Florida, to-wit: Lot 10. Casson Heights, as recorded in Plat Book 4, Page 95 Et Seq., of the Public Records of Pasco County, Florida.

Street address: 6105 Antrim St., New Port Richey, FL 34653 NOTE: PURSUANT TO THE FAIR COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE. This notice shall be published once each week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richev, 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 said Court at Pasco County, Florida this 27 day of July, 2021.

NIKKI ALVAREZ-:SOWLES, ESQ. As Clerk of the Circuit Court BY: /s/ Cynthia Ferdon-Gaede As Deputy Clerk

21-01129P

DANIEL S. MANDEL Law Offices of Mandel, Manganelli & Leider, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Boulevard, Suite 305W Boca Raton, FL 33431 servicesmandel@gmail.com

Jul. 30; Aug. 6, 2021

FIRST 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.: 2017CA002999 U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, VS.

GUY W THOMPSON; ANNA THOMPSON; 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 December 10, 2018 in Civil Case No. 2017CA002999, 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 PAR-TICIPATION TRUST is the Plaintiff, and GUY W THOMPSON; ANNA THOMPSON; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS 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 24, 2021 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

A PORTION OF TRACT 3, QUAIL HOLLOW ACREAGE, AS RECORDED IN PLAT BOOK 11, PAGE 104, PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA, MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

TRACT 3A, QUAIL HOL-LOW ESTATES - PHASE 2 REVISED, (NOT OF PUBLIC RECORD), COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PAS-CO COUNTY, FLORIDA; RUN THENCE SOUTH 89 DEGREES 09 MINUTES 58 SECONDS EAST, 2764.68 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 1, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 277, PAGE 193, THENCE NORTH 56 DE-GREES 14 MINUTES 41 SEC-ONDS WEST, 20.00 FEET FOR A POINT OF BEGINNING: CONTINUE THENCE NORTH 56 DEGREES 14 MINUTES 41 SECONDS EAST, ALONG SAID

NORTHWESTERLY RIGHT-OF-WAY LINE FOR 215.09 FEET;THENCE NORTH 33 DEGREES 45 MINUTES 19 SECONDS WEST, FOR 415.64 FEET; THENCE SOUTH 79 DEGREES 55 MINUTES 49 SECONDS WEST, 81.78 FEET; THENCE SOUTH 16 DE-GREES 23 MINUTES 49 SEC-ONDS EAST, 469.90 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS FOR COUNTRY CLUB ROAD DESCRIBED AS FOLLOWS: FROM THE AFOREMENTIONED POINT OF BE-GINNING, RUN NORTH 56 DEGREES 14 MINUTES 41 SECONDS EAST, 85.69 FEET; THENCE NORTH 89 DE-GREES 09 MINUTES 58 SEC-ONDS WEST, 85.63 FEET; THENCE SOUTH 16 DEGREES 23 MINUTES 49 SECONDS EAST, 50.93 FEET TO THE POINT OF BEGINNING. A/K/A 6017 OLD PASCO ROAD.

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.

IMPORTANT AMERICANS WITH DISABILI-TIES 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. 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 transporta-

Dated this 22 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:2021-07-22 12:49:29 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1175-4365B

Jul. 30; Aug. 6, 2021

21-01113P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY. FLORIDA Case No.: 2019CA004134CAAXES CARRINGTON MORTGAGE

SERVICES, LLC, Plaintiff, v. EDWARD E. STORER II. AS POTENTIAL HEIR OF MARY $SHABOO; JAMES\ COLE, AS$ POTENTIAL HEIR OF MARY SHABOO; WENDY ANN CARTY AS POTENTIAL HEIR OF MARY SHABOO: EDWARD DEAN COLE. AS POTENTIAL HEIR OF MARY SHABOO; STEPHEN J. S. STORER, AS POTENTIAL HEIR OF MARY SHABOO; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS. LIENORS AND TRUSTEES OF MARY SHABOO, DECEASED; SHADY OAKS OWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION. OR HAYING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

To the following Defendant(s): JAMES COLE, AS POTENTIAL HEIR OF MARY SHABOO $164~\mathrm{City}~\mathrm{Road},~210~\mathrm{Jack},~\mathrm{AL}~36346$

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

LOT 23, BLOCK "A" THAT PORTION OF THE NORTH ½ OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE CEN-TER OF SECTION 23, TOWN-SHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLOR-IDA, RUN EAST 1364.90 FEET ALONG THE SOUTH LINE OF THE NORTH ½ OF SAID SECTION 23 TO THE WEST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD 39: THENCE NORTH 26°33'30" WEST, 1314.61 FEET ALONG THE SAID WEST-ERLY RIGHT-OF-WAY LINE OF STATE ROAD 39; THENCE SOUTH 63°26'30" WEST, 245.0 FEET; THENCE SOUTH 26°33'30" EAST, 889.12 FEET;

THENCE SOUTH 17°00'00" WEST, 140.25 FEET; THENCE SOUTH 43°30'00" WEST, 106.06 FEET; THENCE WEST 320.0 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE WEST 56.0 FEET; THENCE NORTH 95.0 FEET; THENCE EAST 56.0 FEET; THENCE SOUTH 95.0 FEET TO THE POINT OF BEGINNING. SUB-JECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 10 FEET THEREOF FOR UTILI-TIES

TO BE KNOWN AS LOT 23, BLOCK "A", SHADY OAKS MO-BILE MODULAR ESTATES, 1ST ADDITION.

TOGETHER WITH THAT CER-TAIN 1981 MANUFACTURED HOME.

NO(S). BA28322490; RP. DECAL NO(S). R0122585 AND R0122584: TI-TLE NO(S). 0019656295 AND 0019656294.

a/k/a 38602 Mone Drive, Zephyrhills, FL 33540

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 8/30/21, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (727) 847-2411 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 27th day of July, 2021.

Nikki Alvarez-Sowles, Esq As Clerk of the Court By Kelly Jeanne Symons As Deputy Clerk 21-01127P

Jul. 30; Aug. 6, 2021

FIRST INSERTION

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

CIVIL DIVISION

Plaintiff, -vs.-

Case No.: 2020CA002670CAAXWS MADISON ALAMOSA HECM, LLC,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LEO PERRAULT, DECEASED; PAUL PERRAULT AND UNKNOWN SPOUSE OF PAUL PERRAULT; MARY LOUIS PIRES AND UNKNOWN SPOUSE OF MARY LOUIS PIRES; CAROL LEE WOOD AND UNKNOWN SPOUSE OF CAROL LEE WOOD; JEAN EVANS AND UNKNOWN SPOUSE OF JEAN EVANS: CHERYLA. ROBINSON AND UNKNOWN SPOUSE OF CHERYL A ROBINSON, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors,

creditors, trustees or other claimants, claiming by, through, under or against the said PAUL PERRAULT AND UNKNOWN SPOUSE OF PAUL PERRAULT; MARY LOUIS PIRES AND UNKNOWN SPOUSE OF MARY LOUIS PIRES; CAROL LEE WOOD AND UNKNOWN SPOUSE OF CAROL LEE WOOD; JEAN EVANS AND UNKNOWN SPOUSE OF JEAN EVANS; CHERYL A. ROBINSON AND UNKNOWN SPOUSE OF CHERYLA. ROBINSON; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN TENANT 1; UNKNOWN TENANT 2, Defendant,

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pasco County, Florida, NIKKI ALVAREZ-SOWLES, the Clerk of the Circuit Court will sell the property situate in Pasco County, Florida, described as:

ALL THAT CERTAIN LAND SITUATE IN PASCO COUNTY, FLORIDA, VIZ:

LOT 1002, BEACON SQUARE UNIT NINE, AS PER PLAT THEREOF. RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL/TAX I.D. #: $24\hbox{-}26\hbox{-}15\hbox{-}0030\hbox{-}00001\hbox{-}0020$

COMMONLY KNOWN AS: 3617 DEVONSHIRE DRIVE, HOLIDAY, FL 34691

at public sale, to the highest and best bidder, for cash, Online at www.pasco. realforeclose.com at 11:00 am EST, on August 24, 2021.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES. NOTE: THIS COMMUNICATION,

FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED this 23rd day of July, 2021 Jeffrey C. Hakanson, Esquire For the Court

/s/ Jeffrey C. Hakanson JEFFREY C. HAKANSON, ESQUIRE Florida Bar No. 0061328 IAMES W ELLIOTT Florida Bar No. 40961 Primary E-mail:

Jeff@mcintyrefirm.com Secondary E-mail: JCHservice@mcintyrefirm.com McIntyre Thanasides

Bringgold Elliott Grimaldi Guito & Matthews, P.A. 500 E. Kennedy Blvd., Suite 200 Tampa, Florida 33602

813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff 21-01114P Jul. 30; Aug. 6, 2021

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com **CHARLOTTE COUNTY:**

charlotte.realforeclose.com LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com PINELLAS COUNTY:

> pinellasclerk.org **POLK COUNTY:**

polkcountyclerk.net ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE $6\mathrm{TH}$ JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE:

21-CC-2128 TRINITY COMMUNITIES MASTER ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

MARIBEL R MARTINEZ; UNKNOWN SPOUSE OF MARIBEL R MARTINEZ AND UNKNOWN TENANT(S),

TO: MARIBEL R MARTINEZ

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

Lot 16 in Block 5, of TRINITY PRESERVE PHASE 1, according to the Plat thereof as recorded i11: Plat Book 67 at Page 101, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. A/K/A 12548 Longstone Court,

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the

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

CWABS, INC., ASSET BACKED

MATTHEW R. JACOBSENA/K/A

MATTHEW REED JACOBSEN,

Plaintiff(s), vs.

JR.; et al,

301.

Property address:

37847 Coleman Avenue,

Dade City, FL 33525

Defendant(s).

THE CERTIFICATEHOLDERS OF

CERTIFICATES, SERIES 2005-BC2

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 Alva-

rez-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

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 Pub-

lic Records of Pasco County, FL:

LESS and EXCEPT RIGHT Of

WAY FOR 7TH STREET, ALSO

KNOWN AS U.S. HIGHWAY

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

min. 2.516, the above signed counsel

to the Fla. R. Jud. Ad

clerk reports the surplus as unclaimed.

Foreclosure or order, to wit:

Trinity, FL 34655

first publication of this notice and file the original with the clerk of this Court either before service on Plaintiffs at-torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Court on the 27 day of July, 2021. NIKKI ALVAREZ-SOWLES Circuit and County Courts

By: /s/ Cynthia Ferdon-Gaede Deputy Clerk MANKIN LAW GROUP Attorneys for Plaintiff

2535 Landmark Drive, Suite 212 Clearwater, FL 33761

21-01128P Jul. 30; Aug. 6, 2021

for Plaintiff designates attorney@

padgettlawgroup.com as its primary e-

mail address for service, in the above

styled matter, of all pleadings and docu-

ments required to be served on the par-

AMERICANS WITH DISABILI-

TIES ACT: IF YOU ARE A PERSON

WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER

TO PARTICIPATE IN THIS PRO-

CEEDING, YOU ARE ENTITLED, AT

NO COST TO YOU, TO THE PROVI-

SION OF CERTAIN ASSISTANCE.

PLEASE CONTACT: PUBLIC INFOR-

MATION 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 HEAR-

ING IMPAIRED. CONTACT SHOULD

BE INITIATED AT LEAST SEVEN

DAYS BEFORE THE SCHEDULED

COURT APPEARANCE, OR IMME-

DIATELY 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 TRANSPORTATION TO

COURT SHOULD CONTACT THEIR

LOCAL PUBLIC TRANSPORTATION

PROVIDERS FOR INFORMATION

REGARDING TRANSPORTATION

6267 Old Water Oak Road, Suite 203

SERVICES.

Respectfully submitted.

Florida Bar # 91444

Tallahassee, FL 32312

Attorney for Plaintiff

July 23, 30, 2021

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

PADGETT LAW GROUP

HEATHER GRIFFITHS, ESQ.

SUBSEQUENT INSERTIONS

SECOND INSERTION

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

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

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

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AR-NOLD 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 DECLA-RATION OF CONDOMINIUM THEREOF AND A PERCENT-AGE IN THE COMMON EL-EMENTS APPURTENANT THERETO AS RECORDED IN O.R. BOOK 700, PAGE(S) 319 THROUGH 416, AND SUB-SEQUENT AMENDMENTS THERETO, AND AS RECORD-ED IN PLAT BOOK 12 PAGE(S)

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress 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

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

THIRD INSERTION

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 OTHER UNKNOWN PAR-TIES, 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,

EXHIBIT A THE NORTH 220 FEET OF EAST ½ OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ½ OF SOUTHEAS 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:

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;

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 OFFICIAL RECORDS PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:

OFFICIAL RECORDS BOOK 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA; 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:

OFFICIAL CORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

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; OFFICIAL RECORDS

24. OFFICIAL RECURDS 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; OFFICIAL

CORDS BOOK 690 I, PAGES 70 l 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:

OFFICIAL CORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL

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; OFFICIAL

CORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL CORDS BOOK 7101, PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL CORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL. CORDS BOOK 7101, PAGES 200 THROUGH 201, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL CORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL CORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL 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:

OFFICIAL CORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL

CORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL

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;

OFFICIAL 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, PAGE-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. 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 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 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@owenslawgrouppa.com - Email Attorney for Plaintiff July 16, 23, 30; August 6, 2021

21-01022P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE

• Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for

BUSINESS OBSERVER

- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- · When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer. · On the date of the first published insertion, a preliminary
- proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached · Upon completion of insertion dates, your affidavit will be
- delivered promptly to the appropriate court A file copy of your delivered affidavit will be sent to you.

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



SECOND 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

SECOND 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

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

SECOND 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

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 ownership 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 s 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

HOW TO PUBLISH YOUR CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

SECOND 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

SECOND 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 $PGS\ 58\text{-}59\ LOT\ 385\ OR\ 8275\ PG$ 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

SECOND 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 $\mathrm{R/W\ OR\ 5735\ PG\ 1567}$ 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

OFFICIAL COURTHOUSE WEBSITES:

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

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

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

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

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

SECOND INSERTION

PASCO COUNTY

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

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 CALLA-HAN

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

SECOND 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: 33-24-16-0140-0000-1660 PLEASURE ISLES 3RD ADDI-TION 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

SECOND 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

Certificate #: 1703104 Year of Issuance: 06/01/2018 Description of Property: 17-26-20-001C-00C00-3100 SADDLEBROOK CONDO CLUS-TER 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

SECOND 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

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

SECOND 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

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

SECOND 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 SOODG 23' 5"W 100 FT TH N89DG 36' 55"W 60 FT TH NOODG 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.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Bonilla Deputy Clerk

July 23, 30; August 6, 13, 2021



E-mail your Legal Notice

legal@businessobserverfl.com

SECOND INSERTION

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

CASE NO: 20-CC-003176 THE CHAMPIONS' CLUB OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,

Plaintiff, vs. CHARLES H. BOYD; UNKNOWN SPOUSE OF CHARLES H. BOYD; 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 614, MIRASOL AT THE

CHAMPIONS 'CLUB, according to the Plat thereof as recorded in Plat Book 46, Page 103 through 109, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid. Property Address: 1226 Toscano

Drive, Trinity, FL 34655 at public sale, to the highest and best bidder, for cash, via the Internet at $www.pasco.real foreclose.com\ at\ 11:00$ A.M. on August 19, 2021

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

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 ENTI-

TLED 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 21-01083P

SECOND INSERTION

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

CASE NO.: 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 trans-

portation 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 33623Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com CT - 15-186796

July 23, 30, 2021

SECOND 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 SUN-NYBROOK 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 PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-IF YOU ARE A SUBORDINATE

21-01109P

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 ENTI-TLED 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

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SECOND INSERTION

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 DANAS. 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, GRANTEES, 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; LYNDA

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, GRANTEES, 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 1/2 of the SE 1/4 of the SE 1/4 of said Section 24; thence run N 00°06'39" E., along the East boundary of said West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, 997.63' for a Point of Beginning; thence run N 89°59'41" W., 660.93' to the West boundary of said West½ of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$; thence run N 00°09'54' E., along said West boundary, 324.36' to the North-

west corner of said West $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence run S 89°58'52" E., along the North boundary of said West ½ of the SE ¼ of the SE ¼, 660.62' to the Northeast comer of said West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run S 00°06'39" W., along the East boundary of said West1/2 of the SE1/4 of the SE1/4, 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 $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Ranches of Richland - Parcel #2 PARCEL #2: Commence at the Southeast comer 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 $\frac{1}{2}$ of the SE $\frac{1}{4}$ 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 SE1/4 of the SE1/4, 673.42' to the Point of Beginning; thence run S 89°59'30" W., 661.24' to the West boundary of said West½ of the SE1/4 of the SE1/4; thence run N 00°09'54" E., along said West boundary, 324.36'; thence run S 89°59'41" E., 660.93' to the East boundary of said West ½ of the SE1/4 of the SE 1/4; 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 West½ of the SE ¼ of the SE 1/4.

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 $89^{\circ}57\dot{5}3$ " 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 West½ of the SE¼ of the SE¼, 349.21' for a Point of Beginning; thence run S 89°58'42" W., 661.54' to the West boundary of said West1/2 of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$; thence run N $00^{\circ}09^{\circ}54"$ E., along said West boundary, 324.36'; thence run N 89°59'30" E., 661.24' to the East boundary of said West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; 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 West½ of the SE¼ of

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 West½ of the following described parcel:

Commence at the Southeast comer 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 $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24; thence run N 00°06'39" E., along the East boundary of said West½ of the SE¼ 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 West½ of the SE ¼ of the SE ¼; thence run N 00°09'54" E., along said West boundary, 324.36 feet; thence run N 89°58'42" E., 661.54 feet to the East boundary of said West½ of the SE¼ of the SE¼; 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 Plaintiffs 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 Plaintiffs' 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

SECOND INSERTION

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

CASE NO.

2021CA000913CAAXWS PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DECEASED,

et. al.

PASCO COUNTY

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-LIENORS, ASSIGNEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDWARD P. MUSCHONG, JR. DE-CEASED, 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 RE-CORDED IN PLAT BOOK 16, PAGE 85 AND 86, PUBLIC RE-CORDS 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

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

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., Boca Raton, FL 33487

PRIMARY EMAIL: mail@rasflaw.com 21-036645

July 23, 30, 2021 21-01102P

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-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 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 ES-TATES, INC., herein in the following described property:

Parcel 479, TIMBER LAKE ES-TATES, 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 Fleetwood Double Wide Mobile Home ID# F12AF493207 and ID# Fl2BF493207. 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

SECOND 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

SECOND 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



FOURTH INSERTION 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. 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 CORPORA-TION 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 HOME-OWNERS ASSOCIATION, INC: (6) PASCO COUNTY, FLORIDA CLERK OF COURT; (7) THE UNKNOWN TENANT IN POSSESSION; (8) THE UNKNOWN TRUSTEES AND BEN-EFICIARIES OF THE 137RR LAND TRUST: (9) THE UNKNOWN BEN-EFICIARIES OF THE 13735 RO-SETTE ROAD LAND TRUST are the Defendant(s). Nikki Alvarez-Sowles. Esq. as the Clerk of the Circuit Court 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 FLORI-

LOT 14 OF VERANDAH TOWN-HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED 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 RO-SETTE RD, HUDSON, FL 34669

ACT: If you are a person with a disability who needs an accommodation in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing imtion regarding transportation services.

Dated this 19 day of July, 2021. ROBERTSON, ANSCHUTZ.

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Laura Elise Goorland Laura Elise Goorland, Esquire Florida Bar No. 55402 Communication Email: lgoorland@raslg.com 20-043221 - MaS

Any person claiming an interest in the the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

surplus from the sale, if any, other than

IMPORTANT

45.031.

AMERICANS WITH DISABILITIES 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 paired. 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 informa-

SCHNEID, CRANE & PARTNERS,

July 23, 30, 2021 21-01111P

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 OTH-ER 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, HIGH-LAND OAKS TOWN HOME ASSO-CIATION, 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 trans-

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 $\verb|scott@owenslawgrouppa.com-Email|$ Attorney for Plaintiff July 9, 16, 23, 30, 2021

SECOND 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 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

HOW TO PUBLISH YOUR IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com



SECOND 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 Martin 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 Representative and the Personal Representative's attorney are set forth below.

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

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 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111 July 23, 30, 2021 21-01104P

SECOND 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 Representative and the Personal Representative's attorney are set forth below.

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

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 346535 dcg@davidgilmorelaw.com karen@davidgilmorelaw.com (727) 849-2296 FBN 323111 July 23, 30, 2021 21-01105P

SECOND 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, deceased, whose date of death was April 10, 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 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

SECOND INSERTION

PASCO COUNTY

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 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 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 SEC-TION 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: attornevlori@lorivella.com 21-01100P July 23, 30, 2021

SECOND INSERTION

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

File No. 512021CP001083CPAXWS Division I

IN RE: ESTATE OF

The administration of the estate of BARNEY DAVID STEINBERG aka

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

Notice is July 23, 2021.

Personal Representative:

1903 Paw Paw Place Trinity, Florida 34655 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 Trinity, Florida 34655

eservice@siegcolelaw.com July 23, 30, 2021 21-01099P

SECOND INSERTION

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

CASE NO. 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 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 CERTIFI-CATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 is Plaintiff and CAROL WELCH ADAMS $\mathrm{A}/\mathrm{K}/\mathrm{A}$ CAROL WELCH-ADAMS; WAYNE R. ADAMS; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING 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

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, AC-EIGHTEEN, CORDING 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 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

SECOND 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, FLOR-IDA; BEING MORE PARTICU-LARLY DESCRIBED AS: A TRACT OF LAND LYING IN SECTION 36, TOWNSHIP 25

SOUTH, RANGE 19 EAST, PAS-CO COUNTY, FLORIDA, BEING PART OF AN UNRECORDED MAP AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST COR-NER 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 MIN-LITES 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 RADI-US OF 2261.96 FEET, A DELTA OF 7 DEGREES 29 MINUTES 20 SECONDS, A CHORD OF 295.44 FEET BEARING NORTH $85\ \mathsf{DEGREES}\ 28\ \mathsf{MINUTES}\ 35$ 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 MIN-

UTES 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 295.93 FEET TO A POINT; THENCE RUN SOUTH 11 DEGREES 22 MIN-UTES 05 SECONDS WEST, A DISTANCE OF 127.42 FEET TO A POINT; THENCE RUN SOUTH 08 DEGREES 16 MIN-UTES 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 34654Phone: 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 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

SECOND 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 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 TIM E OF THE FIRST PUBLICATION OF THIS NOT IC E 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 WITH-IN 3 MONTHS AFT ER THE DATE OF THE FIRST PUBLICATION OF

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

21-01106P

July 23, 30, 2021

SECOND 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 attor-

ney 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 REFORE 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 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 SEC-TION 733.702 WILL BE FOREVER

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 $\hbox{E-Mail: catherine@daveylg.com}$ Secondary E-Mail: stephanie@daveylg.com

21-01103P

July 23, 30, 2021

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION $File \ No.\ 512021CP001087\ CPAXWS$ IN RE: ESTATE OF WILLIS O. TATE, JR.

Deceased. The administration of the estate of WILLIS O. TATE, JR., 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 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 whoin a copy of this notice is required to be 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 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

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: PATRICK TATE

10820 State Road 54, Suite 202 Trinity, FL 34655 Attorney for Personal Representative: STEPHEN R. WILLIAMS Attorney Florida Bar Number: 748188 WILLIAMS & ACKLEY PLC

10820 State Road 54, Suite 202

TRINITY, FL 34655

Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail: srw@wrplawvers.com July 23, 30, 2021 21-01107P

BARNEY DAVID STEINBERG AKA BARNEY D. STEINBERG

Deceased.

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 demands 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

BARRED.

NOTWITHSTANDING THE TIME

The date of first publication of this

ROBIN MICHELS

SIEG & COLE, P.A. 2945 Defuniak Street Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail:





KEEP PUBLIC NOTICES IN PUBLIC.

Public notices inform citizens of the changes that affect them and their community. Some state and local officials want to move these notices from newspapers to government-run websites, where they may not be easily accessed.

URGE FLORIDA LAWMAKERS TO OPPOSE HB 35 AND SB 402

These bills seek to eliminate the newspaper requirement for public notice and allow local governments to post notices on publicly accessible government websites and government access channels.



DON'T LET FLORIDA LAWMAKERS REMOVE YOUR RIGHT TO KNOW!

Call your legislators and voice your opinion today.







ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



828 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



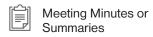
Types Of Public Notices

Citizen Participation Notices

Proposed Budgets and

Government Meetings and Hearings

Land and Water Use



Creation of Special Tax Districts



Tax Rates

School District Reports

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Banks or Governments

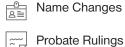
Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License Applications

Court Notices

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Divorces and Adoptions



Orders to Appear in Court

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