PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

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

The undersigned will sell at public sale by competitive bidding on the 4th day of September 2021, at 09:00 AM, on the premises where said property has been stored and which is located at :
Mile Stretch Self Storage
5425 Mile Stretch Dr.
Holiday FL. 34690
County of Pasco , State of Florida

THE FOLLOWING:
Steven Kinney Unit 047
Household Goods
Mabel Bonner Unit 124
Household Goods
Michael Law Unit 132
Household Goods

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is where is and must be removed at the time of sale. Sale object to cancellation in the event of settlement owner and obligated party.

August 20, 27, 2021 21-01220P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000065TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1705621
Year of Issuance: 06/01/2018
Description of Property:
09-25-17-0010-00G00-0090
MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 9 & 10 BLOCK G OR 5760 PG 142
Name(s) in which assessed:
MELVIN L FORD

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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01202P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000071TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1707331
Year of Issuance: 06/01/2018
Description of Property:
34-24-16-0080-01400-0020
GARDEN TERRACE ACRES UNREC PLAT EASTERLY 52.00 FT OF FOLLOWING DESC PARCEL: PORTION OF TRACT 59 PORT RICHEY LAND COMPANY PB 1 PGS 60 & 61 FURTHER DESC AS COM AT SE COR OF SW1/4 OF SECTION 34 TH N00DEG 15'57"E 508.00 FT TH N89DEG 05'06"W 437.91 FT FOR POB TH CONT N89DEG 05'06"W 218.95 FT TH N00DEG 16'52"E 168.71 FT TH S89DEG 04'04"E 218.93 FT TH S00DEG 16'33"W 168.65 FT TO POB WEST 25.00 FT THEREOF & SOUTH 25.00 FT THERE OF BEING SUBJECT TO AN EASE- MENT FOR PUBLIC ROAD RIGHT-OF-WAY AKA EAST 52.0 FT TRACT 14 OR 8511 PG 3791
Name(s) in which assessed:
LARRY CRAFT
DEBRA BLAIR

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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01206P

FIRST INSERTION

Exhibit A
BOARD OF SUPERVISORS MEETING DATES
BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022

The Board of Supervisors of the Bridgewater of Wesley Chapel Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at Country Walk Clubhouse located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543 at 1:00 p.m. unless otherwise indicated as follows:

October 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022 – 6:30 PM
March 3, 2022
April 7, 2022 – 6:30 PM
May 5, 2022
June 2, 2022 – 6:30 PM
July 7, 2022
August 4, 2022 – 6:30 PM
September 1, 2022

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 280, Lake Mary, FL 32746 or by calling 321-263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
August 20, 2021 21-01223P

FIRST INSERTION

Notice of Meetings Fiscal Year 2021-2022
The Long Lake Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2021-2022 Regular Meetings of the Board of Supervisors of the Long Lake Ranch Community Development District shall be held the 1st Thursday of every month at 6:00 p.m. at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558. The meeting dates are as follows [exceptions are noted below]:

October 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 250International Parkway, Suite280, LakeMaryFL 32756 at (321) 263-0132, Ext. 738, one week prior to the meeting.

Theremay be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (321) 263-0132, Ext. 4209. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management
August 20, 2021 21-01222P

FIRST INSERTION

Notice of FY 2021/2022 Meeting Schedule
Lakeshore Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2021/2022, regular meetings of the Board of Supervisors of the Lakeshore Ranch Community Development District are scheduled to be held at 6:30 P.M. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638, as follows:

October 13, 2021
November 10, 2021
December 8, 2021
January 12, 2022
February 9, 2022
March 9, 2022
April 13, 2022
May 11, 2022
June 8, 2022
July 13, 2022
August 10, 2022
September 14, 2022

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from DPFG Management & Consulting, LLC ("DPFG"), 250 International Parkway, Suite 280, Lake Mary, Florida 32746 or (321) 263-0132 extension 738, one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, DPFG Management & Consulting, LLC at (321) 263-0132 extension 738 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

August 20, 2021 21-01221P

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4001

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 Podcast Production Music located at 5314 Lemon Street, in the County of Pasco, in the City of New Port Richey, Florida 34652 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at New Port Richey, Florida, this 16th day of August, 2021.
Mark Allen Maynor
August 20, 2021 21-01224P

FIRST INSERTION

Notice is hereby given that EAST PASCO MEALS ON WHEELS, INC., OWNER, desiring to engage in business under the fictitious name of MEALS ON WHEELS OF PASCO located at 38112 15TH AVE, ZEPHYRHILLS, FLORIDA 33542 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 20, 2021 21-01229P

FIRST INSERTION

Notice is hereby given that BELLAFINN LLC, OWNER, desiring to engage in business under the fictitious name of WIN HOME INSPECTION LAND O' LAKES located at 30320 GRYMES DR, WESLEY CHAPEL, FLORIDA 33545 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.
August 20, 2021 21-01230P

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 Thoma Irrigation Services located at 18628 Hunters Meadow Walk, in the County of Pasco, in the City of Land O Lakes, Florida 34638 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 12th day of August, 2021.
Jake C Thoma
August 20, 2021 21-01225P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000062TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1700960
Year of Issuance: 06/01/2018
Description of Property:
32-24-21-0000-01500-0000
EAST1/2 OF SW1/4 OF SE1/4 OF SEC 32 & SOUTH1/2 OF SW1/4 OF SW1/4 OF SE1/4 OF SEC 32 & W1/4 OF SE1/4 OF SE1/4 SUBJ TO EASEMENT OVER EAST 20 FT OF WEST 469.42 FT OF S1/2 OF SW1/4 OF SW1/4 OF SE1/4 & SUBJ TO EASEMENT PER OR 3504 PG 380 OR 5460 PG 196 OR 6857 PG 933
Name(s) in which assessed:
MACONI PASHLEY 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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01199P

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 Clean And Clear Poo Service & Repair located at 3214 US Hwy 19, in the County of Pasco, in the City of Holiday, Florida 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Holiday, Florida, this 12th day of August, 2021.
Tony Miller
August 20, 2021 21-01226P

FIRST INSERTION

Notice is hereby given that EAST PASCO MEALS ON WHEELS, INC., OWNER, desiring to engage in business under the fictitious name of THE GENESIS COMMUNITY CENTER located at 38112 15TH AVE, ZEPHYRHILLS, FLORIDA 33542 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 20, 2021 21-01228P

FIRST INSERTION

Notice Is Hereby Given that DHIR - Chapel Commons, LLC, 1341 Horton Circle, Arlington, TX 76011, desiring to engage in business under the fictitious name of DHI Residential, with its principal place of business in the State of Florida in the County of Pasco, has filed an Application for Registration of Fictitious Name with the Florida Department of State.
August 20, 2021 21-01227P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000063TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1705499
Year of Issuance: 06/01/2018
Description of Property:
05-25-17-0020-00000-2390
LAKEWOOD ACRES UNIT 2 UNREC PLAT TRACT 239 DESC AS COM N1/4 COR SECTION 5 TH S16DG 42' 19"E 375.06 FT TH S04DG 12' 03"E 50.00 FT TH S85DG 47' 57"W 252.27 FT TH S13DG 26' 57"W 696.71 FT FOR POB TH CONT S13DG 26' 57"W 100.00 FT TH S76DG 33' 03"E 125.00 FT TH N13DG 26' 57"E 100.00 FT TH N76DG 33' 03"W 125.00 FT TO POB OR 1508 PG 1151 OR 1906 PG 508
Name(s) in which assessed:
CLARISSA VAN SICKELL
JOHN WHITFORD

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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01200P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000067TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1700375
Year of Issuance: 06/01/2018
Description of Property:
27-23-21-0090-01200-0080
G T BUTLER ADDITION TO TRILBY PB 2 PG 7 POR LOTS 7 & 8 BLOCK 12 & PORTION OF VACATED ALLEY DESC AS BEG AT SWLY COR BLOCK 3 OF SAID SUB TH N69DEG02' 00"E 78.00 FT TH S19DEG09' 18"E 159.36 FT TH S67DEG53' 00"W 96.00 FT TH N82DEG28' 00"W 8.83 FT TO ELY LINE LOT 7 BLOCK 12 FOR POB TH CONT N82DEG28' 00"W 16.17 FT TH S66DEG46' 00"W 106.00 FT TO ELY RIGHT-OF-WAY LINE OLD TRILBY RD (FORMERLY NATIONAL HIGHWAY) TH S24DEG25' 00"E 75.00 FT TO SLY LINE OF N1/2 LOT 8 BLOCK 12 TH N69DEG02' 00"E 120.00 FT TO ELY LINE LOT 7 BLOCK 12 TH TH N24DEG29' 00"W 71.47 FT TO POB OR 5798 PG 1503
Name(s) in which assessed:
TIFFANY I WOOD
RICKY WOOD 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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01204P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000064TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1706033
Year of Issuance: 06/01/2018
Description of Property:
16-25-17-0080-13100-0220
MOON LAKE ESTATES UNIT 8 PB 4 PGS 98 99 LOTS 22-24 BLOCK 131 OR 3628 PG 559
Name(s) in which assessed:
JERRY POLLARD

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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01201P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000066TDAXXX

NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1710203
Year of Issuance: 06/01/2018
Description of Property:
08-26-16-0180-00000-0870
TOWN & COUNTRY VILLAS PB 6 PG 9 LOTS 87 & 88 OR 4500 PG 281
Name(s) in which assessed:
ESTATE OF BRUCE STEVEN HANSEN

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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01203P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000073TDAXXX

NOTICE IS HEREBY GIVEN,
That IL IRA 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 #: 1707016
Year of Issuance: 06/01/2018
Description of Property:
26-24-16-0040-00000-0130
ENCHANTED PINES UNRECORDED (REPLAT OF LOT 9 BLOCK 2 GULF COAST ACRES NO 1 PB 5 PG 84) LOT 13 & LOT 14 EXC WEST 10.00 FT & WEST 10.00 OF LOT 12 DESC AS COM SE COR LOT 9 BLOCK 2 TH N39DEG37' 00"E ALG EAST BOUNDRY OF LOT 9 BLOCK 2 102.62 FT TH N89DEG56' 55"W 590.00 FT FOR POB TH N89DEG56' 55"W 100.00 FT TH N39DEG37' 00"E 102.61 FT TH S89DEG56' 55"E 100.00 FT TH S39DEG37' 00"W 102.61 FT TO POB ALSO 1/37 INTEREST IN LOT 26 (RECREATION AREA) DESC AS COM SE COR LOT 9 BLOCK 2 UNIT 1 GULF COAST ACRES TH N89DEG56' 55"W ALG S BOUNDRY OF LOT 9 600.00 FT FOR POB TH N89DEG56' 55"W 250.00 FT TH N39DEG37' 00"E 83.16 FT TH S89DEG56' 55"E 250.00 FT TH S39DEG37' 00"W 83.16 FT TO POB OR 8255 PG 261
Name(s) in which assessed:
DENTON II 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 September 23, 2021 at 10:00 am.

August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01208P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000072TDAXXX
NOTICE IS HEREBY GIVEN,
That IL IRA 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 #: 1708118
Year of Issuance: 06/01/2018
Description of Property:
12-25-16-0090-03500-0060
GRIFFIN PARK SUB CITY OF FIVAY PB 2 PGS 78 & 78A BLOCK 35 LOT 6 OR 9088 PG 3529
Name(s) in which assessed:
MICHAEL GEORGE
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 September 23, 2021 at 10:00 am.
August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01207P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000078TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1709773
Year of Issuance: 06/01/2018
Description of Property:
03-26-16-0090-00700-0080
RICHEY LAKES NO 1 PB 4 PG 100 LOT 8 BLK 7 OR 9616 PG 3632
Name(s) in which assessed:
KYLE R SCHAERFFER
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 September 23, 2021 at 10:00 am.
August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01210P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000070TDAXXX
NOTICE IS HEREBY GIVEN,
That TI770 TI-770 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 #: 1711139
Year of Issuance: 06/01/2018
Description of Property:
21-26-16-0060-00A00-0030
ANCLOTE RIVER ACRES UNIT 3 PB 4 PG 70 POR TR "A" DESC AS COM AT NE COR OF TRACT A TH WEST ALG NORTH BDY TRACT A 1646.94 FT FOR POB TH S00DEG02 ' 36"W 200.00 FT TH N89DEG47' 21"W 99.88 FT TO ELY R/W LINE OF RIVER DR TH ALG ARC OF CURVE LEFT RADIUS 395 FT CHD N01DEG24' 37"W 148.50 FT TH ALG ARC OF CURVE RIGHT RADIUS 1750 FT CHD N11DEG23' 23"W 52.21 FT TH ALG NORTH BDY LINE OF TRACT A EAST 114 FT TO POB OR 6450 PG 373
Name(s) in which assessed:
STEVEN SCOTT MARDIS
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 September 23, 2021 at 10:00 am.
August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01205P

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL
941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10242

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000079TDAXXX
NOTICE IS HEREBY GIVEN,
That IDE, 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 #: 1700510
Year of Issuance: 06/01/2018
Description of Property:
15-24-21-0020-00300-0080
ELBA HEIGHTS PB 6 PG 91 LOT 8 BLOCK 3 OR 3631 PG 1694
Name(s) in which assessed:
HENRIETTA CHAVERS
KATRINA LEWIS
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 September 23, 2021 at 10:00 am.
August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01211P

FIRST INSERTION

Notice of Application for Tax Deed
2021XX000074TDAXXX
NOTICE IS HEREBY GIVEN,
That IL IRA 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 #: 1702005
Year of Issuance: 06/01/2018
Description of Property:
11-26-21-0010-21100-0180
CITY OF ZEPHYRHILLS PB 1 PG 54 LOTS 18 & 19 BLOCK 211 OR 8277 PG 321
Name(s) in which assessed:
TARPON IV 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 September 23, 2021 at 10:00 am.
August 02, 2021
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 20, 27; Sep. 3, 10, 2021
21-01209P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021-CP-689
IN RE: ESTATE OF
DONALD F. BAKER
Deceased.
The administration of the estate of DONALD F. BAKER, deceased, whose date of death was March 20, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 20, 2021.
Personal Representative:
KAREN HORST
6520 Harrison Street
New Port Richey, Florida 34653
Attorney for Personal Representative:
/s/ Beverly R. Barnett
Beverly R. Barnett, Esq.
FBN: 193313.
6709 Ridge Road, Suite 101
Port Richey, FL 34668
Telephone: 727/841-6878
Facsimile: 727/478-0472
Email: beverlybarnettlaw@gmail.com
Secondary Email:
transcribe123@gmail.com
August 20, 27, 2021 21-01216P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 512020CP001712CPAXWS
IN RE: ESTATE OF
DOROTHY CAIN,
Deceased.
The administration of the estate of Dorothy Cain, deceased, whose date of death was October 19, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 20, 2021.
Personal Representative:
Deborah B. Wishon
12407 Hidden Brook Drive
Tampa, Florida 33624
Attorney for Personal Representative:
Elaine N. McGinnis, Esq.
Florida Bar Number: 725250
2202 N. Westshore Boulevard
Suite 200
Tampa, FL 33607
Telephone: (813) 639-7658
E-Mail: elaine@estatelawtampa.com
August 20, 27, 2021 21-01217P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP1289WS
IN RE: ESTATE OF
STANLEY J. SYLWESTRAK/
aka STANLEY MICHAEL
SYLWESTRAK aka STANLEY
JOSEPH SYLWESTRAK aka
STANISLAW SYLWESTRAZAK, JR.
Deceased.
The administration of the estate of STANLEY J. SYLWESTRAK, also known as STANLEY MICHAEL SYLWESTRAK, also known as STANLEY JOSEPH SYLWESTRAK, also known as STANISLAW SYLWESTRAZAK, JR., deceased, whose date of death was July 31, 2021; File Number , i 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 representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 20, 2021.
Signed on this 6th day of August, 2021.
DAVID M. SYLWESTAK
Personal Representative
1712 Shepherd Road
Anderson, IN 46012
KATIE KALTENBORN
Personal Representative
5525 Ky Highway 32 W
Cynthiana, KY 41031
Rebecca C. Bell
Attorney for Personal Representatives
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
August 20, 27, 2021 21-01238P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP1283WS
IN RE: ESTATE OF
SHERRY LYNN WRIGHT/
aka SHERRYL. WRIGHT
Deceased.
The administration of the estate of SHERRYLYNN WRIGHT, also known as SHERRY L. WRIGHT, deceased, whose date of death was June 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 20, 2021.
Signed on this 30th day of July, 2021.
TIMOTHY C. WRIGHT
Personal Representative
165 Cayuga Street
Groton, NY 13073
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Culter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
August 20, 27, 2021 21-01237P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-CP-001265AXWS
Division Probate
IN RE: ESTATE OF
PHILLIP LEE BOLLING
A/K/A PHILLIP BOLLING
Deceased.
The administration of the estate of PHILLIP LEE BOLLING a/k/a PHILLIP BOLLING, deceased, whose date of death was June 26, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 20, 2021.
Personal Representative:
DANIEL JONES
15882 MAUVEWOOD AVE.
ODESSA, FL 33556
Attorney for Personal Representative:
O'CONNOR LAW FIRM
/s/Patlick M. O'Connor
Patrick M. O'Connor, Esq
Florida Bar Number: 622427
Adam T. Rauman, Esq.
Florida Bar Number: 85296
Attorneys for the Petitioner
2240 Belleair Rd., Suite 115
CLEARWATER, FL 33764
Telephone: (727) 539-6800
Fax: (727) 536-5936
E-Mail:
eservice@yourpersonalattorney.com
August 20, 27, 2021 21-01240P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
PASCO COUNTY
PROBATE DIVISION
File No.: 512021CP000981CPAXWS
IN RE: ESTATE OF
FRANCES MEHLROSE,
Deceased.
The administration of the estate of FRANCES MEHLROSE, deceased, whose date of death was April 27, 2021, File Number 512021CP000981CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PROBATE CODE 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 August 20, 2021.
MICHAEL MEHLROSE
Personal Representative
1898 Van Gogh Drive
Auburndale, Florida 33823
NEAL WEINSTEIN, ESQ.
412 East Madison Street
Suite 1111
Tampa, Florida 33602
(813) 223-2792 / (813) 223-3124 (fax)
Attorney for Personal Representative
Florida Bar No. 241474
Email: nealwesq@hotmail.com
August 20, 27, 2021 21-01219P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-1180 CPA XWS
IN RE: ESTATE OF
GREGORY R. STEIN,
AKA GREGORY ROBERT STEIN,
Deceased.
The administration of the estate of GREGORY R. STEIN, AKA GREGORY ROBERT STEIN, deceased, whose date of death was May 4, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: August 20, 2021.
Personal Representative:
BARBARA STEIN
9120 W. Highland Park Ave., Unit 332
Franklin, Wisconsin 53132
Attorney for Personal Representative:
Caitlin M. Powell
CAITLIN M. POWELL
Attorney
Florida Bar Number: 118385
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
911 Chestnut Street
Clearwater, FL 33756
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: caitlinp@jpfirm.com
Secondary E-Mail:
angelam@jpfirm.com
August 20, 27, 2021 21-01239P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 512021CP001162CPAXES
IN RE: ESTATE OF
JAMES GREGORY AVERY,
A/K/A JAMES G. AVERY,
Deceased.
The administration of the estate of James Gregory Avery, a/k/a James G. Avery, deceased, whose date of death was February 22, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 20, 2021.
Personal Representative:
Samantha Leigh Houle
204 Locust Drive
Brandon, Florida 33511
Attorney for Personal Representative:
Emily B. Weeks
Attorney
Florida Bar Number: 95904
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: emily.weeks@hwhlaw.com
Secondary E-Mail:
probate.efile@hwhlaw.com
August 20, 27, 2021 21-01218P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-001137
Division Probate
IN RE: ESTATE OF
CHARLES COMBS, JR.
Deceased.
The administration of the estate of Charles Combs, Jr., deceased, whose date of death was June 1, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 20, 2021.
Personal Representative:
Charles Combs, III
1544 Donna Avenue
Panama City, Florida 32404
Attorney for Personal Representative:
J. Brian Page
Attorney
Florida Bar Number: 0061499
ForsterBoughman
2200 Lucien Way
Suite 405
Maitland, FL 32751
Telephone: (407) 255-2055
Fax: (407) 264-8295
E-Mail: page@tbl-law.com
Secondary E-Mail:
yakubchik@tbl-law.com
August 20, 27, 2021 21-01241P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 2020CA002745CAAXES
BC 35, LLC,
Plaintiff, vs.
SMALL STREET HOTELS DC, LLC, a Florida limited liability company; PIYUSH MULJI, an individual; G.C. CABINETS INSTALLATION INC., a Florida corporation; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; 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,
Defendants.

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on June 10, 2021 in the above-referenced matter pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, the Clerk of this Court will sell the following described property situated in Pasco County, Florida:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 24 South, Range 21 East, Pasco County, Florida, thence along the North line thereof, run South 89° 55' 27" West, 38.21 feet to the Westerly right-of-way line of U.S. Highway No. 301 (State Road 700) and the Southeast corner of Heather Place Subdivision as shown on map recorded in Plat Book 23, Pages 67 and 68, Public Records of Pasco County, Florida, and the Point of Beginning; thence along said right-of-way line South 00° 03' 31" West, 250.00 feet thence leaving said line South 89° 55' 27" West, 311.44 feet to the West line of the East 349.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 34, thence along said line South 00° 13' 09" West, 60.00 feet, thence South 89° 55' 27" West, 138.39 feet, thence North 00° 03' 31" East, 310.00 feet to the South line of said Heather Place Subdivision thence along said line North 89° 55' 27" East, 450.00 feet to the Point of Beginning. Together with the following Property:

(A) Land. The real property including any and all merchantable timer, minerals, topsoil, sod, muck, peat, humus, sand and common clay, and the benefit of all easements and other agreements, if any, described herein (the "Land").

(B) Improvements. All buildings, structures, betterments and other improvements of any nature, now or hereafter situated, or intended to be situated in whole or in part upon the Land, regardless of whether physically affixed or now or hereafter severed or capable of severance from the Land (the "Improvements").

(C) Appurtenances. All easements, rights of way, gores of land, streets, ways, alleys, passages, sewer right s, waters, water courses, water rights and powers, and all tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property described under the mortgage or other documents, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Borrower, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Borrower of, in and to the same (the "Appurtenances").

(D) Tangible Property. All of Borrower's right, title, and interest in and to all fixtures, equipment, furniture, furnishings, and tangible personal property of any nature whatsoever that is now or hereafter (i) attached or affixed to the Land or the Improvements, or both, or (ii) situated upon or about the Land or the Improvements, or both, regardless of whether physically affixed or severed or capable of severance from the Land or Improvements, or (iii) regardless of where situated, provided same is used or intended to be used in connection with any present or future use or operation of or upon the Land, or (iv) severed from the Land or Improvements , or both. The items of property encumbered by this subsection are individually and collectively called the "Tangible Property" in the Mortgage.

(E) Rents. All rents, issues, incomes and profits in any manner arising from the Land, Improvements, or Tangible Property, or any combination, and to which Borrower is entitled, including Borrower's interest in and to all leases, licenses, franchises , memberships , and concessions of, or relating to, the possession, use, occupancy, or temporary lodging or accommodations to hotel guests, of all or any portion of the Land, Improvements, or Tangible Property, whether now existing or hereafter made, including any and all amendments, modifications, replacements, substitutions, extensions, renewals, or consolidations now or hereafter made, but reserving lo Borrower the right to collect, retain, and otherwise have the use and benefit of all such rents, issues, incomes, and profits unless and until a default occurs here in. The items of property encumbered by this subsection are individually and collectively called the "Rents" in the Mortgage.

(F) Contract Rights. All of Borrower's right, title, and interest in and lo any and all contracts, written or oral, express or implied, now existing or hereafter entered into or arising, in any manner related to the improvements, the construction of the improvements, use, operation, lease, sale, conversion, or other disposition (voluntary or involuntary) of the Land, Improvements, Tangible Property, the Rents, or any interest therein, or any combination, including any or all deposits, prepaid items, and payments due and to become due thereunder, and further including hotel licenses, franchise agreements, membership agreements and related agreements with HLT Existing Franchise Holding, LLC, a Delaware corporation, successor in interest to Promus Hotels, Inc., or any other trademark, licensor or franchisor, construction contracts, service contracts, purchase contracts, hotel reservation and rental contracts for temporary occupancy and or accommodations to hotel guests, repurchase agreements, management agreements, marketing agreements, labor agreements, advertising contracts, purchase orders, occupancy leases and equipment leases; but reserving to Borrower the use and benefit of all such contracts, deposits, prepaid items, payments, and proceeds until a default occurs herein. Lender will not be bound by any obligation of Borrower under, or with respect to, any contract rights listed herein unless, and only to the extent, Lender elects to assume such liability in writing.

(G) Other Intangibles. All of Borrower's right, title and interest in and to any and all other contract rights, accounts, instruments, and general intangibles, as such terms from time to time arc defined in the Uniform Commercial Code as adopted in Florida, in any manner related to the use, construction, operation, lease, sale, conversion, or other disposition(voluntary or involuntary) of the Land, Improvements, Tangible Property, or Rents, or any interest therein, including all permits, licenses, insurance policies, rights of action, and other choses in action; but reserving to Borrower the use and benefit of all such items until a default occurs under the mortgage or other documents. Lender will not be bound by any obligation of Borrower under, or with respect to, any intangibles listed under the mortgage or other documents un less, and only to the extent, Lender elects to assume such liability in writing.

(H) Accounts. All accounts and accounts receivable, relating to the mortgaged property, including, but not limited to, revenue derived from the rental of the Improvements and any other revenue collected by Borrower relating to the mortgaged property. In the event Borrower files a petition in bankruptcy, this security interest shall continue to be a lien on all accounts and accounts receivable accrued, acquired or collected with respect to the mortgaged property after the filing of said petition in bankruptcy.

(I) Proceeds. All proceeds of the conversion, voluntary or involuntary, of any of the property from time to time encumbered by the mortgage into cash or other liquidated claims, or that are otherwise payable for injury or loss to, or the taking, conversion, requisitioning or destruction of, any and all such property, including all insurance and condemnation proceeds as provided in the mortgage.

TOGETHER WITH all of Borrower's personal property, tangible and intangible, wherever located, and now owned or hereafter acquired including without limitation: accounts, deposit accounts, chattel paper, inventory, equipment, instruments, investment property, insurance proceeds, documents, letter of credit rights, general in tangibles (including payment in tangibles), and supporting obligations and, to the extent not listed above as original collateral, proceeds and products of the foregoing.

For Informational Purposes Only:
Property Address: 13215 US Highway 301, Dade City, FL 33525

at public sale, to the highest and best bidder, for cash, on September 7, 2021, beginning at 11:00 a.m., via the internet at www.pasco.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 4 day of March, 2021.
/s/ Lara Roeske Fernandez
LARA ROESKE FERNANDEZ
Florida Bar No.: 0088500
lfernandez@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN,
FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard,
Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for BC35, LLC
August 20, 27, 2021 21-01215P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
512020CA000655CAAXES
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1,
Plaintiff, vs.
CME REAL ESTATE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION; TULLAMORE HOMEOWNERS ASSOCIATION, INC.; REAL TIME RESOLUTIONS, INC.; MONTY T. JOHNSON A/K/A MONTY JOHNSON; 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 August 4, 2021, and entered in Case No. 512020CA000655CAAXES of the Circuit Court in and for Pasco County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 is Plaintiff and CME REAL ESTATE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION; TULLAMORE HOMEOWNERS ASSOCIATION, INC.; REAL TIME RESOLUTIONS, INC.; MONTY T. JOHNSON A/K/A MONTY JOHNSON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on October 4, 2021 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, BLOCK 13, MEADOW POINTE PARCEL 16, UNIT 3B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 61, 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 PROVIDED HEREIN.

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

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

DATED August 17, 2021.
Diaz Anselmo Lindberg 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
By: /s/ Fazia Corsbie
Fazia S. Corsbie
Florida Bar No.: 978728
Roy Diaz, Attorney of Record
Florida Bar No. 767700
1162-171588 / BJB
August 20, 27, 2021 21-01233P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.
2019 CA 002158
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT INC. ALTERNATIVE LOAN TRUST 2006-OA12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA12,
Plaintiff, vs.
JOEL WAECHTER; UNKNOWN SPOUSE OF JOEL WAECHTER; UNKNOWN HEIRS OF JOEL WAECHTER; 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 August 4, 2021, and entered in Case No. 2019 CA 002158 of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT INC. ALTERNATIVE LOAN TRUST 2006-OA12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA12 is Plaintiff and JOEL WAECHTER; UNKNOWN SPOUSE OF JOEL WAECHTER; UNKNOWN HEIRS OF JOEL WAECHTER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 7, 2021 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 27, BLOCK 3, FOXWOOD SUBDIVISION, PHAS II, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, ON PAGE 15, ON PAGE 96, 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 PROVIDED HEREIN.

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

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

DATED August 17, 2020.
Diaz Anselmo Lindberg 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
By: /s/ Fazia Corsbie
Fazia S. Corsbie
Florida Bar No.: 978728
Roy Diaz, Attorney of Record
Florida Bar No. 767700
1496-178525 / BJB
August 20, 27, 2021 21-01232P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO: 21-CC-001322
TIMBER OAKS COMMUNITY SERVICES ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
NICOLE SANTIAGO; UNKNOWN SPOUSE OF NICOLE SANTIAGO; 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, I will sell all the property situated in Pasco County, Florida described as:

Lot 4, DRIFTWOOD VILLAGE, a subdivision according to the Plat thereof as recorded in Plat Book 13, Pages 99 through 101, of the Public Records of Pasco County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 11133 Water Oak Drive, Port Richey, FL 34668

at public sale, to the highest and best bidder, for cash, via the Internet at www.pasco.realforeclose.com at 11:00 A.M. on September 16, 2021

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

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

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

MANKIN LAW GROUP
By BRANDON K. MULLIS, ESQ.
Attorney for Plaintiff
E-Mail:
Service@MankinLawGroup.com
2535 Landmark Drive,
Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
August 20, 27, 2021 21-01235P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2017CA002434CAAXWS
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL1,
Plaintiff, vs.
LUCAS H. BERGER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 3, 2020, and entered in 2017CA002434CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-AHL1 is the Plaintiff and LUCAS H. BERGER; CLARE A. BERGER A/K/A CLARE E. BERGER; and BEACON WOODS EAST HOMEOWNERS' ASSN., INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 7, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 327, CLAYTON VILLAGE, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE(S) 95 THROUGH 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12922 SANDBURST LN, HUDSON, FL 34667

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

IMPORTANT

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

Dated this 17 day of August, 2021.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email:
lgoorland@raslg.com
17-041501 - LaH
August 20, 27, 2021 21-01236P

OFFICIAL
COURTHOUSE
WEBSITES:

MANATEE COUNTY:
manateeclerk.com

SARASOTA COUNTY:
sarasotaclerk.com

CHARLOTTE COUNTY:
charlotte.realforeclose.com

LEE COUNTY:
leeclerk.org

COLLIER COUNTY:
collierclerk.com

HILLSBOROUGH COUNTY:
hillsclerk.com

PASCO COUNTY:
pasco.realforeclose.com

PINELLAS COUNTY:
pinellasclerk.org

POLK COUNTY:
polkcountyclerk.net

ORANGE COUNTY:
myorangeclerk.com

Check out your notices on: **floridapublicnotices.com**

Business Observer

LV10183

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 21-CC-2635
GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF WILLIAM A. FISHER, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSIO N,
Defendants.
TO:
ESTATE OF WILLIAM A. FISHER and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., herein in the following described property:

Unit A of Building Number 3054, as described in the Declaration of Condominium of GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER FOUR, recorded in O.R. Book 588, Pages 515-576, inclusive, and in Plat Book 11, Pages 7-11, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 4407 Summersun Drive, New Port Richey, Florida, 34652

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 Plaintiffs 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 11 day of August, 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
August 20, 27, 2021 21-01213P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021CA001696CAAXWS
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY C. PFEIFER, DECEASED; SCOTT PFEIFER; UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY OF NORTH CAROLINA; CACH, LLC; EDGEWOOD OF GULF TRACE HOMEOWNERS ASSOCIATION, INC.,
Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Mary C. Pfeifer, deceased
4131 Castlewood Drive
Holiday, Florida 34691

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

LOT 40, EDGEWOOD OF GULF TRACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 41-42 AND AMENDED IN EDGEWOOD OF GULF TRACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGES 140-142, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Street Address: 4131 Castlewood Drive, Holiday, Florida 34691

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, 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 Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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 on 8-11-2021

Nikki Alvarez-Sowles, Esquire
Clerk of said Court
By: /s/ Cynthia Ferdon-Gaede
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:21-400099
August 20, 27, 2021 21-01214P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 512021CA000867CAAXWS
U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST,
Plaintiff, vs.
DOROTHY R. MULLER, AS CO-TRUSTEE UNDER THAT CERTAIN UNRECORDED REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 21, 2002, AND KNOWN AS THE REVOCABLE LIVING TRUST DECLARATION OF HOWARD R. MULLER, SR. AND DOROTHY R. MULLER; THE UNKNOWN BENEFICIARIES UNDER THAT CERTAIN UNRECORDED REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 21, 2002 AND KNOWN AS THE REVOCABLE LIVING TRUST DECLARATION OF HOWARD R. MULLER, SR. AND DOROTHY R. MULLER; DOROTHY R. M ULLER; 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).
TO: THE UNKNOWN BENEFICIARIES UNDER THAT CERTAIN UNRECORDED REVOCABLE LIVING TRUST AGREEMENT DATED JUNE 21, 2002 AND KNOWN AS THE REVOCABLE LIVING TRUST DECLARATION OF HOWARD R. MULLER, SR. AND DOROTHY R. MULLER
Last Known Address
UNKNOWN ADDRESS
Current Residence is Unknown

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

LOT 552, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 50, 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 Diaz Anselmo & Associates, P.A., Plaintiffs attorneys, whose address is PO BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 9/20/21, and file the original with the Clerk of this Court either before service on Plaintiffs attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on August 17, 2021.

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

1460-179055 / ATS
August 20, 27, 2021 21-01234P

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 51-2018-CA-001801-WS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, FLORENCE M. BRUEY, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 22, 2021, and entered in Case No. 51-2018-CA-001801-WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Florence M. Bruey, deceased, Barbara Heide, as Personal Representative and possible Heir of the Estate of Florence M. Bruey, deceased, Orchid Lake Village Civic Association, Inc., Orchid Lake Village Unit Ten Homeowners Association, Inc., United States of America acting through Secretary of Housing and Urban Development, 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 September 9, 2021 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 532, ORCHID LAKE VILLAGE, UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 40-42, PF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 7457 MULLIGAN CRT, PORT RICHEY, FL 34668

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

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 10 day of August, 2021.

By: /s/ Nathan Gryglewicz
Florida Bar #762121
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 17-019706
August 20, 27, 2021 21-01212P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2019CA004130CAAXWS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, HELEN M. STANLEY A/K/A HELEN MAE STANLEY ALPHONSE TRUDEL A/K/A HELEN M. TRUDEL, DECEASED , et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 12, 2021, and entered in Case No. 2019CA004130CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Helen M. Stanley a/k/a Helen Mae Stanley Alphonse Trudel a/k/a Helen M. Trudel, deceased, United States of America Acting through Secretary of Housing and Urban Development, Robbin Donahue, Donald Stanley, Jr., Dawn Kennedy, 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 September 14, 2021 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 436 AND THE EAST 1/2 OF LOT 435, ORANGEWOOD VILLAGE UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 74, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 4618 ABDELLA LANE, HOLIDAY, FL 34690

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

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

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

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

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

Dated this 17 day of August, 2021.

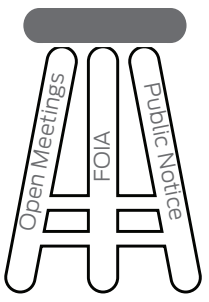
By: /s/ Justin Swosinski
Florida Bar #96533
Justin Swosinski, Esq.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
CT - 19-023756
August 20, 27, 2021 21-01231P

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

Verifiability

Archivability

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

- Unclaimed Property, Banks or Governments
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- Government Property Sales
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- Mortgage Foreclosures
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XNIV18187

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2019CA003818CAAXWS
BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF CYNTHIA J. DOUGLAS, et al,
Defendants.

To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS,. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF CYNTHIA J. DOUGLAS
LAST KNOWN ADDRESS: UNKNOWN, CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA, TO -WIT: LOT SIXTEEN (16) AND THE EAST HALF (El/2) OF LOT FIFTEEN (15) LESS THE WEST 6 FEET OF THE SOUTH 90 FEET THEREOF, IN BLOCK ONE HUNDRED FOURTEEN (114) OF THE CITY OF NEW PORT RICHEY, FLORIDA; SAID LOTS AND BLOCK BEING DESIGNATED IN ACCORDANCE WITH THE REVISED PLAT OF SAID CITY RECORDED IN PLAT BOOK 4 AT PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before 9-13-2021 30 days from the first publication, otherwise a Judgment may 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 said Court on the 9 day of August, 2021.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Cynthia Ferdon-Gaede
Deputy Clerk

DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
19-03457-F
August 13, 20, 2021 21-01177P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 51-2020-CA-002414 ES
MIDFIRST BANK,
Plaintiff, vs.
ELOISE T. GARBER A/K/A ELOISE COMBASS TAYLOR, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 4, 2021 in Civil Case No. 51-2020-CA-002414 ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Dade City, Florida, wherein MIDFIRST BANK is Plaintiff and ELOISE T. GARBER A/K/A ELOISE COMBASS TAYLOR, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7TH day of SEPTEMBER 2021 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The North 1/2 of the East 1/2 of Tract 114 of ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION of Section 15, Township 26 South, Range 21 East, recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida. TOGETHER WITH an ingress-egress easement over the South 15.00 feet of the North 1/2 of the West 1/2 of said Tract 114 of ZEPHYRHILLS COLONY COMPANY LANS SUBDIVISION.

Being known also as Lot 2 of HILL SUBDIVISION "B" as recorded in Official Records Book 3817, Pages 880 through 887, of the Public Records of Pasco County, Florida.

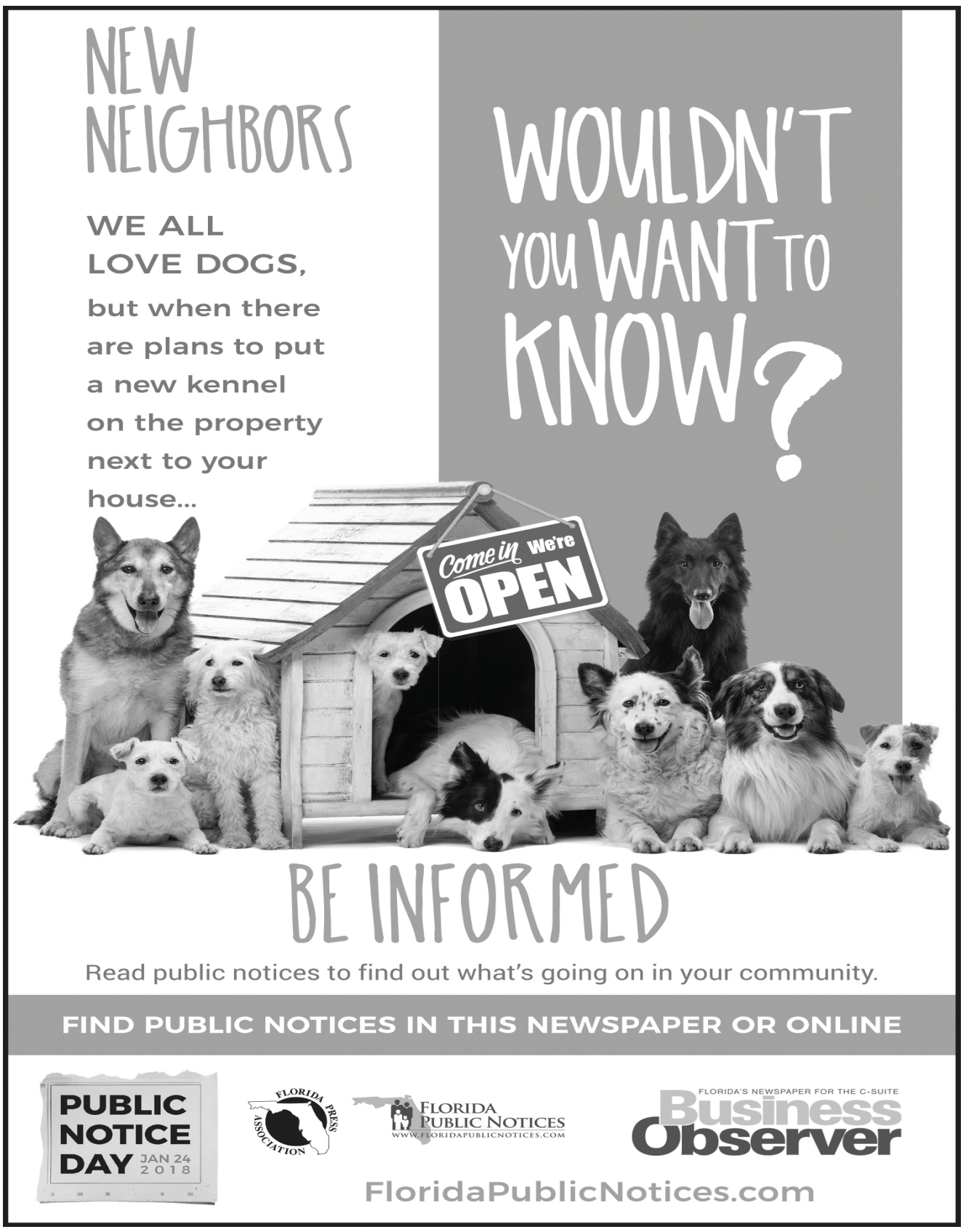
Together with a 2000 Palm Harbor Manufactured Home, VIN Numbers PH0911829AFL and PH0911829BFL, Title Numbers 81134559 and 81134620, HUD Tag Numbers FLA 677521 and FLA 677520, located on said property.

Parcel Number:
15-26-21-0030-11400-0020

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

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

Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
110 SE 6th Street,
Suite 2400
Fort Lauderdale, FL 33301
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 0146803
6797050
20-00961-3
August 13, 20, 2021 21-01180P



SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2021-CP-001085CPAXWS
IN RE: ESTATE OF ESTATE OF ROBERT MCCOY, Deceased.

The administration of the estate of Robert McCoy, deceased, whose date of death was February 12, 2021; social security number xxx xx 1370, File Number 2021-CP-001085CPAXWS ,is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: August 13, 2021.

MARTY SIMPSON
Personal Representative
2640 Susan Court
Port Huron, MI 48060

GREGORY A. FOX
Attorney for Personal Representative
Florida Bar No. 382302
FOX & FOX, P.A.
2515 Countryside Blvd. Ste G
Clearwater, Florida 33763
Telephone: 727-796-4556
Email: greg@foxlawpa.com
August 13, 20, 2021 21-01185P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP1167WS
IN RE: ESTATE OF RITA BURDICK/ aka RITA A. BURDICK Deceased.

The administration of the estate of RITA BURDICK, also known as RITA A. BURDICK, deceased, whose date of death was June 19, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 13, 2021.

Signed on this 16th day of July, 2021.

WILLIAM J. MCCANNA, SR.
Personal Representative
5680 Chestnut Trace
Hoover, AL 35244

Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
August 13, 20, 2021 21-01182P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021-CP- 682
IN RE: ESTATE OF STEVEN EDWARD PLOURDE A/K/A STEVEN PLOURDE Deceased.

The administration of the estate of STEVEN EDWARD PLOURDE A/K/A STEVEN PLOURDE, deceased, whose date of death was February 1, 2021, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 13, 2021.

Personal Representative
ROSE A. PLOURDE
5 Tenney Road
Pelham, New Hampshire 03076

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.com
Secondary Email:
transcribe123@gmail.com
August 13, 20, 2021 21-01184P

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE Sixth JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2021 DR 3141-WS-F

David Day, Petitioner,
and
Erin Minnick, Respondent.

TO: Erin Elizabeth Minnick Day
5615 Gall Blvd. Zephyrhills, FL 33542

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on David Michael Day whose address is 9802 Eden Ave. Hudson, FL 34667 on or before 9-6-2021, and file the original with the Clerk of this Court at 7530 Little Rd, New Port Richey, FL, 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

NONE

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

You must keep the Clerk of the Circuit Court's office notified of your current address/email address. (You may file Notice, Florida Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated: 8-22-2021

CLERK OF THE CIRCUIT COURT
By: /s/ Cynthia Ferdon-Gaede
Deputy Clerk

August 6, 13, 20, 27, 2021
21-01160P

SAVE TIME
LV10175
E-mail your Legal Notice
legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 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

By: Sgt. John Dill Deputy Sheriff

July 30; August 6, 13, 20, 2021 21-01126P

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. 2017CA000499CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
Plaintiff, vs.
MARGUERITE FASONE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 28, 2021, and entered in 2017CA000499CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and MARGUERITE FASONE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID S. AUSLANDER; MARGUERITE FASONE; and BANK OF AMERICA, NA are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 2, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 185, DODGE CITY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 116 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID NO.: 32-26-16-0130-0000-1850

Property Address: 5605 OCEAN-IC RD, HOLIDAY, FL 34690

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

IMPORTANT

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

Dated this 9 day of August, 2021.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Laura Elise Goorland
Laura Elise Goorland, Esquire
Florida Bar No. 55402
Communication Email: lgoorland@raslg.com
15-029229 - MiM
August 13, 20, 2021 21-01197P

SECOND INSERTION

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

CASE NO. 2019CA004175CAAXES
UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF KAREN MARIE WHITMAN A/K/A KAREN M. WHITMAN A/K/A KAREN MARIE DIERDORFF A/K/A KAREN M. DIERDORFF A/K/A KAREN W. DIERDORFF A/K/A KAREN PASHBY, DECEASED; GWEN MARIE WESTBROOK A/KA GWEN M. WESTBROOK A/KA GWEN WESTBROOK; CORY JAMES WHITMAN A/K/A CORY J. WHITMAN; KYLE ANTHONY WHITMAN A/K/A KYLE A. WHITMAN A/K/A KYLE WHITMAN; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLERK OF THE COURT, PASCO COUNTY, FLORIDA; FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES O/B/O CALEB WHITMAN; GULF COAST ASSISTANCE, LLC; TIFFANY MCCLELLAN; PASCO COUNTY, FLORIDA; THE STATE OF FLORIDA DEPARTMENT OF REVENUE
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 16, 2021, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 7, BLOCK 3, ZEPHYR HEIGHTS FIRST ADDITION, AS PER PLAT BOOK 8, PAGE 21, PUBLIC RECORDS OF PASCO COUNTY, FLORDIA.

a/k/a 5333 TANGERINE DR, ZEPHYRHILLS, FL 33542-4698

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on September 20, 2021 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 9 day of August, 2021.
eXL Legal, PLLC
Designated Email Address: efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
By: Anna Judd Rosenberg
FL Bar: 101551
1000004326
August 13, 20, 2021 21-01194P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 21-CP-001251
IN RE: ESTATE OF DERRICK WINTON A. BEERS, Deceased.

The administration of the estate of DERRICK WINTON A. BEERS, deceased, whose date of death was September 8, 2019, is pending in the Pasco Court for Citrus County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654. The names and addresses of the personal representative and personal representatives' attorney are set forth bellow.

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 SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 731.702 WILL HE 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 August 13, 2021.

HAYLEY M. McMAHEN, Petitioner
31278 Majestic Dr.,
Brooksville Florida 34602
LARRY S. HERSCH (FBN 199745)
LHersch@OLAlaw.com
Older, Lundy, Alvarez & Koch
1000 W. Cass St.
Tampa, FL 33606
Ph: 813-254-8998
Fax: 813-839-4411
Attorney for Petitioner
August 13, 20, 2021 21-01187P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP001208CPAXWS
Division J
IN RE: ESTATE OF PHILIP SIEGLEIN AKA PHILIP T. SIEGLEIN AKA PHILIP THOMAS SIEGLEIN Deceased.

The administration of the estate of PHILIP SIEGLEIN aka PHILIP T. SIEGLEIN aka PHILIP THOMAS SIEGLEIN, deceased, whose date of death was June 2, 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 representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 13, 2021.

Personal Representative:
PAUL RICHARD ATKINSON, JR.
7849 Lightfoot Drive
New Port Richey, Florida 34653
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail: eservice@siegcolelaw.com
August 13, 20, 2021 21-01188P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP000937CPAXWS
Division STEARNS
IN RE: ESTATE OF JOHN JOYER Deceased.

The administration of the estate of JOHN JOYER deceased, whose date of death (found on) September 20th, 2020, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, NEW PORT RICHEY, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: August 13th, 2021.

Kirsten Joyer
Personal Representative
7316 Bridgeview Drive
Wesley Chapel, FL 33545
NATHAN E NEVINS, ESQ
Attorney for Personal Representative
Florida Bar No. 106128
SUNSHINE STATE PROBATE
200 SE 13th Street
Fort Lauderdale, FL 33316
Telephone: 954-249-3144
Email: Nathan@SunshineStateProbate.com
August 13, 20, 2021 21-01189P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512021CP001071CPAXWS
IN RE: ESTATE OF DOROTHEA R. EVERY, 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 DOROTHEA R. EVERY, deceased, File Number 512021CP001071CPAXWS; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338; that the Decedent's date of death was April 22, 2021; that the total value of the estate is $0.00, and that the names and addresses of those to whom it has been assigned by such order are:

Creditors: NONE
Beneficiaries:
RAY EVERY
23010 Bellflower Place
Land O'Lakes, FL 34639
MARK EVERY
8333 Knight Owl Court
New Port Richey, FL 34655

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 13, 2021.

Person Giving Notice:
RAY EVERY
23010 Bellflower Place
Land O'Lakes, FL 34639
Attorney for Person Giving Notice:
ROBERT D. HINES
Attorney for Petitioner
Florida Bar No. 0413550
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
August 13, 20, 2021 21-01186P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP1169WS
IN RE: ESTATE OF ROBERT WARREN MILLER, JR./ aka ROBERT W. MILLER, JR. Deceased.

The administration of the estate of ROBERT WARREN MILLER, JR., also known as ROBERT W. MILLER, JR., deceased, whose date of death was March 26, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 13, 2021.

Signed on this 14th day of July, 2021.

LANE MILLER
Personal Representative
1954 Thornhill Road, Apt. 304
Wesley Chapel, FL 33544
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
August 13, 20, 2021 21-01183P

THIRD INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2021DR001373DRAX/WS
IN RE: THE MATTER OF THE ADOPTION OF KOURTNEY BRYNN ROSAS-ROGERS AND KENNEDY MIA ROSAS-ROGERS,
TO: Midin Abel Rosas

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mischelle D'Angelone, Esquire; whose address is 7730 Little Road Suite B, New Port Richey, Florida 34654, on or before 9-6-2021, and file the original with the clerk of this Court at PASCO County Courthouse, 7530 Little Road, New. Port Richey, Florida 34654, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor children are identified as follows:

Name Date of Birth
Place of Birth
Kourtney Brynn Rosas-Rogers
07/10/2009
Tarpon Springs, Florida
Kennedy Mia Rosas-Rogers
02/08/2008
Tarpon Springs, Florida
Physical Description;
of Respondent:
Age: 45
Race: Hispanic
Hair Color: Black
Eye Color: Brown
Approximate Height: 6'1
Approximate Weight:

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

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

Dated: 8-3-2021
CLERK OF THE CIRCUIT COURT
By: /s/ Cynthia Ferdon-Gaede
Deputy Clerk
August 6, 13, 20, 27, 2021
21-01161W

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2021CP1240ES
IN RE: ESTATE OF JAMES LEONARD McKEITHAN/ Deceased.

The administration of the estate of JAMES LEONARD McKEITHAN, deceased, whose date of death was May 5, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 13, 2021.

Signed on this 24 day of July, 2021.

YARITZA McKEITHAN-HERNDON
F/K/A YARITZA ENID HERNDON
Personal Representative
1341 Yarmouth Lane
New Cumberland, PA 17070
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: 727-848-3404
Email: rebecca@delzercoulter.com
August 13, 20, 2021 21-01193P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021-CP-000902
Division: E
IN RE: ESTATE OF DAVID E. HOFFMAN Deceased.

The administration of the estate of David E. Hoffman, deceased, whose date of death was February 28, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 13th, 2021.

Personal Representative
Bonnie Morrisey
125 Highland Drive
Williamsville, New York 14221
Attorney for Personal Representative:
/s/Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
1304 S. De Soto Avenue, Suite 303
Tampa, Florida 33606
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail: eservice@attorneywalton.com
August 13, 20, 2021 21-01190P

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2021CA001674CAAXWS
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1,
Plaintiff, VS.
MARYANN WHITE; et al.,
Defendant(s).
TO: Maryann White
Last Known Residence: 10303 Gardenia Lane Port Richey, FL 34668
TO: Unknown Spouse of Maryann White
Last Known Residence: 10303 Gardenia Lane Port Richey, FL 34668

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

LOT 999 OF THE UNRECORDED PLAT OF JASMINE LAKES, UNIT 7: A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LOT 1008, JAMES LAKES UNIT 7-B AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGES 80, 81 & 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN NORTH 0 DEGREES 16' 55" WEST, A DISTANCE OF 530.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43' 05" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 0 DEGREES 16' 55" EAST, A DISTANCE OF 65 FEET; THENCE SOUTH 89 DEGREES 43' 05" EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 0 DEGREES 16' 55" WEST, A DISTANCE 01? 65 FEET TO THE POINT OF BEGINNING; THE WEST 10 FEET AND NORTH 3 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 9-13-2021, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 8-9-2021.
As Clerk of the Court
By: Cynthia Ferdon-Gaede
As Deputy Clerk
ALDRIDGE | PITE, LLP
Plaintiff's attorney
1615 South Congress Avenue,
Suite 200
Delray Beach, FL 33445
1221-5605B
August 13, 20, 2021 21-01175P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2021-CC-000267-ES
THOUSAND OAKS EAST PHASE 5 HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff, vs.
JOSE MARTINEZ, UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Uniform Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2021-CC-000267-ES, the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

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

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

at public sale, to the highest and best bidder for cash at 11:00 a.m. on August 25, 2021. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 6th day of August, 2021.
RABIN PARKER GURLEY, P.A.
28059 U.S. Highway 19 North, Suite 301
Clearwater, Florida 33761
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
pleadings@rpglaw.com
Counsel for Plaintiff
/s/ Michael J. Restrepo
By:
Monique E. Parker,
Florida Bar No.: 0669210
Bennett L. Rabin,
Florida Bar No.: 0394580
Adam C. Gurley,
Florida Bar No.: 112519
William W. Huffman,
Florida Bar No.: 0031084
Michael J. Restrepo,
Florida Bar No.: 1024241
10308-054
August 13, 20, 2021 21-01181P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2021-CA-001670-CAAX-WS
REVERSE MORTGAGE FUNDING LLC,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. GILMOUR AKA CHERYL ANN GILMOUR, DECEASED, ET AL.,
Defendants
TO:
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHERYL S. GILMOUR AKA CHERYL ANN GILMOUR, DECEASED 4125 KIBLER LANE, HOLIDAY, FL 34691

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

LOT 917-G, BUENA - VISTA LULLABY GARDENS ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before Sept 13, 2021; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 11th day of August, 2021.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of said Court
By: Kelly Jeanne Symons
As Deputy Clerk
Greenspoon Marder, LLP
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309
954-343-6273
(58341.0994)
August 13, 20, 2021 21-01196P

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2019CA002312CAAXWS
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, FOR THE CERTIFICATEHOLDERS CWALT, INC, ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19CB,
Plaintiff, vs.
WALTER PERRELL, III; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB; BEACON WOODS CIVIC ASSOCIATION, INC.; DITECH FINANCIAL, LLC; ELIZABETH PERRELL; 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 Amended Uniform Final Judgment of foreclosure dated June 10, 2021 and an Order Resetting Sale dated July 20, 2021 and entered in Case No. 2019CA002312CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, FOR THE CERTIFICATEHOLDERS CWALT, INC, ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-19CB is Plaintiff and WALTER PERRELL, III; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB; BEACON WOODS CIVIC ASSOCIATION, INC.; DITECH FINANCIAL, LLC; ELIZABETH PERRELL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 2, 2021 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 27, BEACON WOODS, VILLAGE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 148, 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 PROVIDED HEREIN.

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

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

DATED August 4, 2021.
By: /s/ Fazia S. 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
1496-152398 / BJB
August 13, 20, 2021 21-01178P

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2018-CA-003561-WS
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,
Plaintiff, vs.
SHARON A. WATKINS; UNKNOWN SPOUSE OF SHARON A. WATKINS; UNKNOWN TENANT(S) IN POSSESSION #1 AND #2 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 April 9, 2019 and an Order Resetting Sale dated July 28, 2021 and entered in Case No. 2018-CA-003561-WS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is Plaintiff and SHARON A. WATKINS; UNKNOWN SPOUSE OF SHARON A. WATKINS; UNKNOWN TENANT(S) IN POSSESSION #1 AND #2 UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on September 2, 2021 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1054, BEACON SQUARE, UNIT NINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, 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 PROVIDED HEREIN.

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

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

DATED August 5, 2021.
By: /s/ Fazia S. 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
1460-179601 / BJB
August 13, 20, 2021 21-01179P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2021-CA-001299-CAAX-ES
THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE, OF THE GREENPOINT MANUFACTURED HOUSING CONTRACT TRUST, PASS-THROUGH CERTIFICATES, SERIES 2000-4,
Plaintiff vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUBYE B. KELLY, DECEASED, ET AL.,
Defendants
TO:
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUBYE B. KELLY, DECEASED
16519 CALDWELL LN, SPRINGHILL, FL 34610
NANCY KELLY
16519 CALDWELL LANE, SPRING HILL, FL 34610
CYNTHIA KELLY
16519 CALDWELL LANE, SPRING HILL, FL 34610
16510 ROYALTON LANE, SPRING HILL, FL 34610

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

THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 18 EAST, LESS THE SOUTH 40 FEET THEREOF, PASCO COUNTY, FLORIDA.
TOGETHER WITH A 2000 EAGLE MANUFACTURED HOME BEARING SERIAL#: GAFLY54A85582ET21 AND GAFLY54B85582ET21; TITLE#: 81310285 AND 81310324.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before Sept 13, 2021; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 11th day of August, 2021.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of said Court
By: Kelly Jeanne Symons
As Deputy Clerk
Greenspoon Marder, LLP
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309
954-343-6273
(32875.2133)
August 13, 20, 2021 21-01195P

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 2021-CC-002325
POINTE WEST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA JANE MENTINK; AUDRA RIZZO; JOSEPH RIZZO; UNITED SERVICE ORGANIZATION, INC.; .DISABLED VETERANS NATIONAL FOUNDATION; ST. JUDE CHILDREN'S RESEARCH HOSPITAL; CRAIG MENTINK; UNKNOWN TENANT #1 AND UNKNOWN TENANT#2,
DEFENDANTS.
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, And All Others Who May Claim an Interest in The Estate of Patricia Jane Mentink
11629 Bayonet Lane
New Port Richey, FL 34654-4601
Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, And All Others Who May Claim an Interest in The Estate of Patricia Jane Mentink
305 Cypress Circle Lane Holmen, WI 54636

YOU ARE HEREBY 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 herein in the following described property:

Unit A, of Building 142, of PARADISE POINTE WEST GROUP NO. 6, a Condominium, according to Plat Book 13, Pages 68 and 69 of the Public Records of Pasco County, Florida, and being further described in that certain Declaration of Condominium filed July 31, 1973 in O.R. Book 700, Page 319 through 416, as amended by Amendment to Declaration of Condominium, filed September 6, 1973, in O.R. Book 708, Page 343, and amended plat thereof filed in Plat Book 12, page 25, 26, and 27, and being further amended by Amendment to Declaration of Condominium filed September 30, 1974, in O.R. Book 767, Pages 1500 through 1504, and all subsequent amendments thereto, all in the Public Records of Pasco County, Florida; together with an undivided share in the common elements appurtenant thereto, and an interest in the limited common elements, if any, appurtenant to said unit.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on:

CAROLYN C. MEADOWS, ESQ. (JB)
Plaintiffs attorney,
whose address is:
BECKER & POLIAKOFF, P.A.
Six Mile Corporate Park
12140 Carissa Commerce Court
Suite 200
Fort Myers, FL 33966
Primary:
cofoservicemail@beckerlawyers.com

on or before 30 days from the first date of publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

Nikki Alvarez-Sowles, Esq.,
Clerk & Comptroller
as Clerk of said Court
By: Cynthia Ferdon-Gaede
As Deputy Clerk
August 13, 20, 2021 21-01176P