

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION
 Notice is hereby given that UTAH MORTGAGE LOAN CORPORATION, OWNER, desiring to engage in business under the fictitious name of J7 MORTGAGE located at 488 EAST 6400 SOUTH, #300, SALT LAKE CITY, UTAH 84107 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 27, 2021 21-01255P

FIRST INSERTION
 Notice is hereby given that SOUTHWEST ELITE BASKETBALL, LLC, OWNER, desiring to engage in business under the fictitious name of LITTLE HOOPSTERS ACADEMY located at 29149 CHAPEL PARK DR., WESLEY CHAPEL, FLORIDA 33618 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 27, 2021 21-01256P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-21-CP-1196-W/S
Section I
IN RE: ESTATE OF ROBERT E. BENNETT
AKA ROBERT EARL BENNETT
Deceased.
 The administration of the estate of Robert E. Bennett aka Robert Earl Bennett, deceased, whose date of death was June 21, 2021, and whose Social Security Number is N/A is pending in the Circuit Court of Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS AUGUST 27, 2021.
Personal Representative
Robert W. Bennett
 134 Garden View Drive
 Thorndale, PA 19372
 Attorney for Personal Representative
 David C. Gilmore, Esq.
 11169 Trinity Blvd.
 Trinity, FL 34655
 dcg@davidgilmorelaw.com
 karen@davidgilmorelaw.com
 (727) 849-2296
 FBN 323111
 Aug. 27; Sep. 3, 2021 21-01249P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 21-CP-001096
IN RE: ESTATE OF SUSAN MARY SONTERRE
KRAJCOVIC,
Deceased.
 The administration of the estate of SUSAN MARY SONTERRE KRAJCOVIC, deceased, whose date of death was April 24, 2021, and whose social security number ends in 0280, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Probate Department, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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 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 27, 2021.
Personal Representative
RUDOLF KRAJCOVIC
 1915 Blue River Road
 Holiday, Florida 34691
 /s/ Alan F. Gonzalez
 Alan F. Gonzalez, Esquire
 Attorney for Personal Representative
 Florida Bar No.: 229415
 WALTERS LEVINE LOZANO & DeGRAVE
 601 Bayshore Blvd., Suite 720
 Tampa, Florida 33606
 Telephone: (813) 254-7474
 Agonzalez@walterslevine.com
 Aug. 27; Sep. 3, 2021 21-01250P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000448CPAXES
Division Probate
IN RE: ESTATE OF DONALD G. ZINTER
a/k/a DONALD GEORGE ZINTER
Deceased.
 The administration of the estate of Donald G. Zinter, deceased, whose date of death was January 10, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 27, 2021.
Personal Representative
Donald E. Zinter
 5065 Covered Bridge Way
 El Dorado Hills, California 95762
 Attorney for Personal Representative:
 Audrey Patrone Peartree
 E-mail Addresses:
 apeartree@harrisbeach.com
 Florida Bar No. 108246
 Harris Beach PLLC
 99 Garnsey Road
 Pittsford, New York 14534
 Telephone: (585) 419-8710
 Aug. 27; Sep. 3, 2021 21-01261P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000446CPAXES
Division Probate
IN RE: ESTATE OF VIRGINIA B. ZINTER
Deceased.
 The administration of the estate of Virginia B. Zinter, deceased, whose date of death was December 14, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 27, 2021.
Personal Representative
Donald E. Zinter
 5065 Covered Bridge Way
 El Dorado Hills, California 95762
 Attorney for Personal Representative:
 Audrey Patrone Peartree
 E-mail Addresses:
 apeartree@harrisbeach.com
 Florida Bar No. 108246
 Harris Beach PLLC
 99 Garnsey Road
 Pittsford, New York 14534
 Telephone: (585) 419-8710
 Aug. 27; Sep. 3, 2021 21-01262P

FIRST INSERTION
 Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 829004 from Bayaan Academy, Inc. c/o Magda Saleh, at 15435 Morris Bridge Rd. Thonotosassa, FL 33592. Application was received on July 14th 2021. Proposed activity includes stormwater improvements which includes three (3) dry ponds, Ponds 10a, 10b, and 10c, two metered end sections that discharge into the existing depression area onsite, and other associated stormwater conveyance infrastructure. The project's name is Bayaan Academy and is located on approximately 13.80 acres of land, located in Section 18, Township 26 South, Range 21 East, in Pasco County. There are no outstanding Florida wetlands within the project limits impacted. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1(800) 423-1476. TDD only #6774.
 August 27, 2021 21-01270P

NOTICE OF PUBLIC SALE:
 Revised Notice is hereby given that on 09-13-2021 at 11:30 a.m. the following vessels will be sold at public sale for storage charges pursuant to F.S. 328.17 tenant Anthony Banke Registered Owner DERRICK J MILLER 1979 22ft Tanzor Sailboat FL2136FU HIN #TANT22771275 Title: 0001408724 Tenant/Owner Damian Christopher / CLIFFORD RODD 1975 16ft Hutchins FL1060BY HIN #ABV000170175 Title: 0000485540 sale to be held at Sea Ranch Marina llc 6433 Boatyard Dr./6501 Boatyard Dr
 Hudson Fl. 34667 Some of the vessels may have been released prior to the auction. Sea Ranch Marina llc reserves the right to bid/reject any bid
 Aug. 27; Sep. 3, 2021 21-01259P

FIRST INSERTION
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Keep It Chic Boutique located at 13963 Caden Glen Drive in the City of Hudson, Pasco County, FL 34659 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 23rd day of August, 2021.
 Gretchen M. Perry
 August 27, 2021 21-01253P

NOTICE OF PUBLIC SALE:
 PETE'S TOWING AND RECOVERY gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/11/2021, 10:00 am at 2600 U.S. Hwy 19 Holiday, FL 34691, pursuant to subsection 713.78 of the Florida Statutes. PETE'S TOWING AND RECOVERY reserves the right to accept or reject any and/or all bids.
 1G1ZG57B094163379
 2009 CHEVROLET
 JS3TX92V034108641
 2003 SUZUKI
 August 27, 2021 21-01252P

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 BRAIN WORKS GUITARS located at 31465 Tansy Bend, in the County of Pasco, in the City of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at WESLEY CHAPEL, Florida, this 19th day of August, 2021.
 CH3N02 LLC
 August 27, 2021 21-01254P

FIRST INSERTION
NOTICE OF PUBLIC SALE
 BAYONET SELF STORAGE, INC., (BSS), HEREBY PUBLISHED NOTICE, AS REQUIRED BY THE FLORIDA "SELF STORAGE FACILITY ACT", FLORIDA STATE STATUTES SECTIONS: 83.806 AND 83.807, THAT PUBLIC NOTICE IS HEREBY GIVEN, THAT ON THE DATE AND TIME LISTED, AND CONTINUING FROM DAY TO DAY UNTIL ALL GOODS ARE SOLD, WE WILL SELL AT PUBLIC AUCTION, THE PROPERTY LISTED BELOW TO SATISFY A LANDLORDS LIEN. ALL SALES ARE FOR CASH TO THE HIGHEST BIDDER AND ARE CONSIDERED FINAL. BSS RESERVES THE RIGHT TO REJECT ANY BIDS. THE PUBLIC AUCTION WILL BE HELD AT BAYONET SELF STORAGE, LOCATED AT 7132 STATE ROAD 52, HUDSON, FLORIDA 34667.
 UNIT # NAME
 BRIEF DESC. TO BE SOLD
 1. #262 Eric J Blauer Household Items
 2. #060 Virginia N Pellino HOUSEHOLD ITEMS
 AUCTION WILL BE HELD ON:
 09-14-2021 @ 11:00 A.M.
 UNITS SUBJECT TO CHANGE WITHOUT NOTICE
 Aug. 27; Sep. 3, 2021 21-01258P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2021-CP-1139-ES
IN RE: ESTATE OF JILLIAN LUCY PRALL,
Deceased.
 The administration of the estate of JILLIAN LUCY PRALL, deceased, whose date of death was September 13, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3894. 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 27, 2021.
DANIEL FARINA, SR.
Personal Representative
 6049 Ehren Cutoff
 Land O' Lakes, FL 34639
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: jrvera@hnh-law.com
 Aug. 27; Sep. 3, 2021 21-01263P

FIRST INSERTION
 NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 21-CP-0835
IN RE: ESTATE OF MARGARET ANN GRISWOLD
Deceased.
 The administration of the estate of Margaret Ann Griswold, deceased, whose date of death was March 27, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave. Dade City FL 33525. 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 27, 2021.
Personal Representative:
Mollie Griswold
 7986 11th Avenue S.
 St. Petersburg, Florida 33707
CYNTHIA LIN LAMBERT
 Attorney for Personal Representative:
 Lynne Walder
 Attorney
 Florida Bar Number: 3069
 425 22nd Avenue N, Suite D
 SAINT PETERSBURG, FL 33704
 Telephone: (727) 800-6996
 Fax: (727) 399-6986
 E-Mail: lw@walderlegal.com
 Aug. 27; Sep. 3, 2021 21-01269P

FIRST INSERTION
 NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 51-21-CP-1347-W/S
Division I
IN RE: ESTATE OF ELIZABETH ANN CREW
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 Elizabeth Ann Crew, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was June 7, 2021; that the total value of the estate is \$10,251.79 and that the names and addresses of those to whom it has been assigned by such order are:
 NAME ADDRESS
 Beverly Moses as Successor TTEE of "The Crew Family Trust u/d/t January 4, 1990"
 23047 Brighton Place
 Land O' Lakes, FL 34639
 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 27, 2021.
Personal Giving Notice:
Beverly Moses
 23047 Brighton Place
 Land O' Lakes, Florida 34639
 Attorney for Person Giving Notice:
 David A. Hook, Esq.
 E-mail Addresses:
 courtservice@elderlawcenter.com,
 samantha@elderlawcenter.com
 Florida Bar No. 0013549
 The Hook Law Group, P.A.
 4918 Floramar Terrace
 New Port Richey, Florida 34652
 Aug. 27; Sep. 3, 2021 21-01264P

FIRST INSERTION
 NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512021CP000378CPAXES
Division X
IN RE: ESTATE OF VINCENT TALIERCIO
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 VINCENT TALIERCIO, deceased, File Number 512021CP000378CPAXES by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Court, 38053 Live Oak Ave., Dade City, FL 33523; that the decedent's date of death was October 22, 2020; that the total value of the estate is \$17,600.00 and that the names and addresses of those to whom it has been assigned by such order are:
 Name Address
 ARLENE TALIERCIO
 1526 Beaconfield Drive,
 Wesley Chapel, FL 33543
 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 27, 2021.
Personal Giving Notice:
ARLENE TALIERCIO
 1526 Beaconfield Drive
 Wesley Chapel, Florida 33543
 Attorney for Person Giving Notice
 Denise A. Welter, Esquire
 Attorney for Arlene Taliercio
 Florida Bar Number: 585769
 2521 Windguard Circle
 Wesley Chapel, FL 33544
 Telephone: (813) 929-7300
 E-Mail: daw@jowanna.com
 Secondary E-Mail:
 service@jowanna.com
 Aug. 27; Sep. 3, 2021 21-01265P



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

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. 2011CA002179CAAXWS WELLS FARGO BANK, NA DBA AMERICAS SERVICING COMPANY, Plaintiff, vs. MICHAEL F. ROMANO A/K/A MICHAEL ROMANO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 11, 2021, and entered in 2011CA002179CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and MICHAEL F. ROMANO A/K/A MICHAEL ROMANO; REGENCY PARK CIVIL ASSOCIATION, INC are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 16, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 41, REGENCY PARK UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10226 GLEN MOOR LN, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in 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 24 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/Nicole Ramjattan Nicole Ramjattan, Esquire Florida Bar No. 89204 Communication Email: nramjattan@raslg.com 20-060108 - MaM Aug. 27; Sep. 3, 2021 21-01267P

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 19-CC-004889 Division: 6-D

WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC., Plaintiff, v. JEFF BUSH A/K/A JEFFREY NOREN BUSH AND KELLY BUSH A/K/A KELLY MICHELLE BUSH; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendants.

NOTICE IS GIVEN that pursuant to the Final Judgment in favor of Plaintiff, WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION, INC., entered in this action on the 17th day of August, 2021, Nichole Nikki Alvarez-Sowles, Clerk of Court for Pasco County, Florida, will sell to the highest and best bidder or bidders for cash at http://www.pasco.realforeclose.com, on October 1, 2021 at 11 A.M., the following described property:

Lot 17, Block L, Wilderness Lake Preserve Phase 1, according to the plat thereof as recorded in Plat Book 43, Page 1 of the public records of Pasco County, Florida, and improvements thereon, located in the Association at 7604 Citrus Blossom Drive, Land O Lakes, Florida 34637

(the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner(s), as of the date of the Notice of Lis Pendens, must file claim within sixty (6) days after the judicial sale of the Property.

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.

SHUMAKER, LOOP & KENDRICK, LLP By: /s/ Sara S. Jawad JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 SARA S. JAWAD, ESQ. Florida Bar No. 1020239 Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Primary Email: sjawad@shumaker.com Secondary Email: agallon@shumaker.com Counsel for Plaintiff Aug. 27; Sep. 3, 2021 21-01248P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NUMBER:

2020CA002371CAAXWS BSD CAPITAL, LLC, a Florida limited liability company, Plaintiff, vs. SECURITY FIRST FUNDING, LLC, a dissolved Florida limited liability company, SHELDON BORNSTEIN, a natural person, and JOHN DOE AND JANE DOE, unknown parties in possession, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of foreclosure dated August 11, 2021 and entered in Case No. 2020CA-002371CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida wherein BSD Capital, LLC, a Florida limited liability company, Plaintiff and Security First Funding, LLC, a dissolved Florida limited liability company, Sheldon Bornstein, a natural person, and John Doe and Jane Doe, unknown parties in possession, are defendants, I will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 o'clock A.M. on the 16th day of September, 2021 the following described property as set forth in said Order or Final Judgment, to wit:

Lot 8, COVENTRY UNIT 2, according to the map or plat thereof as recorded in Plat Book 9, Page 29, Public Records of Pasco County, Florida a/k/a 10801 Aaron Street, Port Richey, Flor-

ida 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 withing 60 days after the sale.

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

Dated in Boca Raton, Florida this 24th day of August, 2021.

Attorney for Plaintiff: Michael S. Bloom, B.C.S. Mailing Address: 2200 NW Corporate Blvd., Suite 406, Boca Raton, FL 33431 Phone: (561) 299-5005 E-Mail: mikebloom@lawyer.com Aug. 27; Sep. 3, 2021 21-01266P

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.

2019CA001855CAAXES QUICKEN LOANS INC., Plaintiff, vs.

ER'REAL R. PRUNEAU AND PATRICK R. PRUNEAU, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 10, 2020, and entered in 2019CA001855CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and ER'REAL R. PRUNEAU; PATRICK PRUNEAU; MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 21, 2021, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 28, MEADOW POINTE III PARCEL "EE" AND "HH", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE(S) 132 THROUGH 145, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1719 LEYBOURNE LOOP, WESLEY CHAPEL, FL 33543

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 19 day of August, 2021. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: /s/Marni Sachs Marni Sachs, Esquire Florida Bar No. 92531 Communication Email: msachs@raslg.com 19-282524 - MaS Aug. 27; Sep. 3, 2021 21-01247P

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA000418CAAXWS HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR3 Plaintiff, v.

CHRIS CHESNEY A/K/A CHRIS J. CHESNEY; UNKNOWN SPOUSE OF CHRIS CHESNEY A/K/A CHRIS J. CHESNEY; UNKNOWN TENANT 1; UNKNOWN SPOUSE OF CHRIS CHESNEY A/K/A CHRIS J. CHESNEY; UNKNOWN TENANT 2; UNKNOWN TENANT 1; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 28, 2020, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq., a AEC, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:

LOT 842-G AND 843-G, RIDGEWOOD GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 2014 HOLIDAY DR, HOLIDAY, FL 34691-4226

at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on September 14, 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 19 day of August, 2021. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Anna Judd Rosenberg FL Bar: 101551 888141656-ASC Aug. 27; Sep. 3, 2021 21-01243P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-000585 PROBATE IN RE: ESTATE OF REBECCA COLLINS STEVE (a/k/a REBECCA C. STEVE), Deceased.

The administration of the Estate of REBECCA COLLINS STEVE (a/k/a REBECCA C. STEVE), deceased, whose date of death was February 3, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN THREE (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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 27, 2021.

TINA GASPERSON, Personal Representative c/o BERLIN PATTEN EBLING, PLLC

324 South Hyde Park Avenue, Suite 325 Tampa, Florida 33606 /s/ Rachel Drude-Tomori, Esq., LL.M. RACHEL DRUDE-TOMORI, ESQ., LL.M. Florida Bar Number: 61127 BERLIN PATTEN EBLING, PLLC 324 South Hyde Park Avenue, Suite 325 Tampa, Florida 33606 Telephone: (727) 822-2505 Fax: (941) 954-9992 Primary Email: rdrude@berlinoatten.com Secondary Email: tkelley@berlinoatten.com Secondary Email: jpjritt@berlinpatten.com Attorneys for Tina Gasperson, Personal Representative Aug. 27; Sep. 3, 2021 21-01260P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2018CA003953CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-BC2 Plaintiff(s), vs.

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

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Emergency Motion to Cancel and Reschedule Foreclosure Sale entered on August 19, 2021 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of September, 2021 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

The South 75 feet of Lots 9 and 10, Block 4, CONGRESS PARK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 1, of the Public Records of Pasco County, FL; LESS AND EXCEPT RIGHT OF WAY FOR 7TH STREET, ALSO KNOWN AS U. S. HIGHWAY 301. Property address: 37847 Coleman Avenue, Dade City, FL 33525

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2021CP1242WS IN RE: ESTATE OF MARY MARIE LAMBERT/ aka MARY L. LAMBERT aka MARY LAMBERT Deceased.

The administration of the estate of MARY MARIE LAMBERT, also known as MARY L. LAMBERT, also known as MARY LAMBERT, deceased, whose date of death was July 2, 2021; File Number 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 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 27, 2021.

Signed on this 14 day of August, 2021.

ROBERT SCOTT LAMBERT Personal Representative 31 Saxonney Circle Flemington, NJ 08822

CYNTHIA LIN LAMBERT Personal Representative 7425 Johnson Road Port Richey, FL 34668

Wayne R. Coulter Attorney for Personal Representatives 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 Aug. 27; Sep. 3, 2021 21-01268P

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

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

Respectfully submitted, PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-029151-1 Aug. 27; Sep. 3, 2021 21-01245P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

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. 2020CA002353CAAXWS
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA M. SERVIDIO, DECEASED, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 14, 2021, and entered in 2020CA002353CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PATRICIA M. SERVIDIO,

DECEASED; BARBARA QUINN; BRAD ORMSBY JR.; KATHY ORMSBY LAPENTA; DEBI TYREE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 23, 2021, the following described property as set forth in said Final Judgment, to wit:
 LOT 47, HUNTER'S LAKE PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 41 THROUGH 44, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 12004 TASHA COURT, NEW PORT RICHEY, FL 34654
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 19 day of August, 2021.
ROBERTSON, ANSCHUTZ & SCHNEID, P.L.
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: mail@rasflaw.com
 By: \s\Marni Sachs
 Marni Sachs, Esquire
 Florida Bar No. 92531
 Communication Email: msachs@rasfl.com
 20-055167 - MaS
 Aug. 27; Sep. 3, 2021 21-01246P

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. 2018CA001479CAAXES
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Jill Haase a/k/a Jill E. Haase, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA001479CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jill Haase a/k/a Jill E. Haase; Dirk Haase a/k/a D. Haase a/k/a Dirk F.M. Haase; United States of America; Paula Dingus Paxton f/k/a Paula Dingus; THOMAS E. CARTER JR; ALISON R. CARTER; The Unknown Spouse of Dirk Haase a/k/a D. Haase a/k/a Dirk F.M. Haase; The Unknown Spouse of Paula Dingus Paxton; Any and all unknown parties claiming by, through, under, or against the herein named Individual Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim in interest as Spouses, Heirs, Devisees, Grantees, or other claimants; Unknown

Tenant(s) whose name is fictitious to account for parties in possession are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00AM on the 13th day of September, 2021, the following described property as set forth in said Final Judgment, to wit:
 TRACT 581, OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION UNIT 2, BEING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY.
 TOGETHER WITH MOBILE HOME BEARING VIN N16226A/B
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 18th day of August, 2021.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St,
 Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4769
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By /s/ Julie Anthonis
 Julie Anthonis, Esq.
 Florida Bar No. 55337
 File # 16-F06711
 Aug. 27; Sep. 3, 2021 21-01242P

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE: 20-CC-002190
SAND PEBBLE POINTE III CONDOMINIUM ASSOCIATION, INC. a not-for-profit Florida corporation,
Plaintiff, vs.
JASSAL BROTHERZ LLC; AND UNKNOWN TENANT(S),
Defendant.
 TO: JASSAL BROTHERZ LLC;
 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
 Condominium Unit 1141, SAND PEBBLE POINTE III, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1409, Page 207-249, et seq., and as it may be

amended of the Public Records of Pasco County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.
 A/K/A 4620 Bay Boulevard, Unit 1141, Port Richey, FL 34668
 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 WITNESS my hand and seal of this Court on the 23 day of August, 2021.
NIKKI ALVAREZ SOWLES
 Circuit and County Courts
 By: /s/ Cynthia Ferdon-Gaede
 Deputy Clerk
MANKIN LAW GROUP
 Attorneys for Plaintiff
 2535 Landmark Drive,
 Suite 212
 Clearwater, FL 33761
 Aug. 27; Sep. 3, 2021 21-01244P

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

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www.floridapublicnotices.com



19108A

SUBSEQUENT INSERTIONS

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000064TDAXXX
 NOTICE IS HEREBY GIVEN, That T1770 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

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000063TDAXXX
 NOTICE IS HEREBY GIVEN, That T1770 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

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000062TDAXXX
 NOTICE IS HEREBY GIVEN, That T1770 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

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000066TDAXXX
 NOTICE IS HEREBY GIVEN, That T1770 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

SECOND INSERTION

Notice of Application for Tax Deed 2021XX000067TDAXXX
 NOTICE IS HEREBY GIVEN, That T1770 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

SECOND 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



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



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

LV10243

1910244

SECOND 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 THERE-

OF, 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

SECOND INSERTION

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

CASE NO.: 51-2018-CA-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 VIL-

LAGE, 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

SECOND INSERTION

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

CASE NO.:

21-CC-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

SECOND 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; 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 RE-

VOCABLE 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., Plaintiff's 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 Plaintiff's 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

SECOND INSERTION

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

CASE NO.:

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 TRUDELA/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

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed

2021XX000065TDAXXX

NOTICE IS HEREBY GIVEN,

That T1770 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://www.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: Denise Diaz
Deputy Clerk

Aug. 20, 27; Sep. 3, 10, 2021 21-01202P

SECOND INSERTION

Notice of Application for Tax Deed

2021XX000071TDAXXX

NOTICE IS HEREBY GIVEN,

That T1770 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 COM-

PANY PB 1 PGS 60 & 61 FUR-

THER 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://www.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: Denise Diaz
Deputy Clerk

Aug. 20, 27; Sep. 3, 10, 2021 21-01206P

FOURTH 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

FOURTH 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 Michelle 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

SECOND 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 Informa-

tion 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

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 BEA-

CON 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

SECOND 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 IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
 DATED 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

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 CWTAL 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 CWTAL 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.
 Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
 DATED 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

SECOND 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, equip-

ment, 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 to 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 to 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 are 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 unless, 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 pro-

ceeds, 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 512020CP00172CPAXWS
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 WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

The date of first publication of this
notice is 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

SECOND 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 SYL-
WESTRAK, 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 repre-
sentative's attorney are set forth below.

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

All other creditors of the decedent
and other persons having claims or
demands against decedent's estate
must file their claims with this court
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

SECOND 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, de-
ceased, whose date of death was June
27, 2021, is pending in the Circuit
Court for Pasco County, Florida, Pro-
bate Division, the address of which is
P.O. Drawer 338, New Port Richey,
FL 34656-0338. The names and ad-
resses of the personal representative
and the personal representative's at-
torney are set forth below.

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

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

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

SECOND 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 PHIL-
LIP 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 repre-
sentative 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/Patrick 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

SECOND 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 512021CP000981CPAX-
WS, is pending in the Circuit Court for
Pasco County, Florida, Probate Divi-
sion, 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 Per-
sonal 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 PUB-
LICATION 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 WITH-
IN 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 PRO-
BATE 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
E-Mail: nealwesq@hotmail.com
August 20, 27, 2021 21-01219P

SECOND 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 repre-
sentative 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@jppfirm.com
Secondary E-Mail:
angelam@jppfirm.com
August 20, 27, 2021 21-01239P

SECOND 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 ad-
resses of the personal representative
and the personal representative's attorney
are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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: emilyweeks@hwlaw.com
Secondary E-Mail:
probate.efile@hwlaw.com
August 20, 27, 2021 21-01218P

SECOND 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 per-
sonal 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

**HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER**

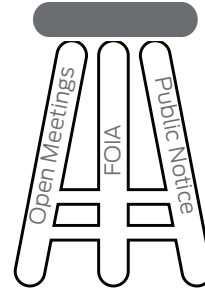
**CALL
941-906-9386**
and select the appropriate County
name from the menu option

**OR E-MAIL:
legal@businessobserverfl.com**

**Business
Observer**

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



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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

1. Accessible

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

2. Archivable

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

3. Independent









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

4. Verifiable





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

Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

