PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 4th day of November, 2024, in the cause wherein Campus USA Credit Union, was Plaintiff, and Kimberly A Rankin, as Defendant, being case number 2024CC003206CCAXWS in said Court.

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

2016 Toyota Highlander

VIN #5TDZKRFHTGS135373 I shall offer this property for sale "AS IS" on January 29, 2025, or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610 at 10:00 am or as soon thereafter as possible, in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Hiday & Ricke PA

PO Box 550858

Jacksonville, FL 32255

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Cpl. David Peltz Deputy Sheriff 24-02322P

Dec. 27, 2024; Jan. 3, 10, 17, 2025

FIRST INSERTION

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

The project is located in Pasco County, Section(s) 19, 30, Township 25 South, Range 21 East. The permit applicant is VOPH Master Development Corp whose address is 4065 Crescent Park Dr, Riverview, FL 33578. The Permit No. is 43047464.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right

such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substan-tial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. December 27, 2024 24-02323P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE HOPE INNOVATION DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Hope Innovation District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The purpose and effect of the Rules of Procedure is to provide for efficient and ef-

fective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2024). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, $218.33,\,218.391,\,255.05,\,255.0518,\,255.0525,\,255.20,\,286.0105,\,286.011,\,286.0113,$ 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024). A copy of the proposed Rules of Procedure may be obtained by contacting the

District Manager, at PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900.

Lynne Mullins

District Manager

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 Robert G Armando located at 1752 Loch Haven Ct, in the County of Pasco, in the City of Trinity, Florida 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at Trinity, Florida, this 18th day of December, 2024.

Robert G Armando 24-02326P December 27, 2024

--- SALES ----

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.

CASE No. 2023-CA-000606-CAAXWS PHH MORTGAGE CORPORATION, PLAINTIFF, VS. THE UNKNOWN HEIRS, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN A. ZUKE A/K/A JOHN ANTHONY ZUKE (DECEASED), ET AL. **DEFENDANT(S).** NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure dated December 2, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on February 3, 2025, at 11:00 AM, at www.pasco.realforeclose. com for the following described property: LOT 285, UNIT 3 SAN CLE-

MENTE VILLAGE, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 18, PUBLIC RECORDS OF PAS-CO 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 im-

paired, call 711. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Tromberg Law Group, P.A. Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432

FIRST INSERTION Notice of Application for Tax Deed 2024XX000162TDAXXX NOTICE IS HEREBY GIVEN, That JANIE S WILEY, 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 #: 1613267 Year of Issuance: 06/01/2017 Description of Property: 04-24-18-0000-00100-0000M 1/2 INTEREST IN E1/2 OF E1/2 OF NW1/4 OF NW1/4 LESS NORTH 50.00 FT DB 168 PG 240 DB 165 PG 447 Name(s) in which assessed: FRANKLIN A ASHBY D B KEMPER EST OF ELIZABETH H KEMPER F A ASHBY LOUISE K ASHBY LIONEL LAPERHOUSE JR HELEN K LAPERHOUSE DONALD B KEMPER ESTATE OF F A ASHBY DECEASED ESTATE OF LIONEL LAPEROUSE JR DECEASED ESTATE OF LIONEL A LAPEROUSE DECEASED FRANK A ASHBY SR 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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02295P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000165TDAXXX 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 #: 2001924

Year of Issuance: 06/01/2021 Description of Property: 22-26-21-0010-00000-0101 CHAIVA HTS PB 5 PG 102 N 136 FT LOT 10 EXCEPT THE EAST

5.00 FT THEREOF OR 8211 PG 441 Name(s) in which assessed: GEORGE OWENS 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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02297P

--- TAX DEEDS ---

FIRST INSERTION Notice of Application for Tax Deed 2024XX000163TDAXXX

NOTICE IS HEREBY GIVEN, That JOHN G HLAVAC, 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 #: 1613268

Year of Issuance: 06/01/2017 Description of Property: 04-24-18-0000-00100-0010M 1/2 INTEREST IN W1/2 OF E1/2 OF NW1/4 OF NW1/4 LESS NORTH 50.00 FT DB 168 PG 240 DB 165 PG 447 Name(s) in which assessed: FRANK A ASHBY SR ESTATE OF LIONEL A LAPEROUSE DECEASED ESTATE OF LIONEL LAPEROUSE JR DECEASED ESTATE OF F A ASHBY DECEASED DONALD B KEMPER FRANKLIN A ASHBY D B KEMPER EST ELIZABETH H KEMPER MARY ELLEN KEMPER SIMMAN D B KEMPER

EST ELIZABETH H KEMPER 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 January 30, 2025 at 10:00 am. December 11, 2024

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

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02296P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000170TDAXXX

NOTICE IS HEREBY GIVEN. That RAJENDRA INC, 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 #: 2004848 Year of Issuance: 06/01/2021 Description of Property:

16-25-17-0090-14000-0710 MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 71-74 INCL BLOCK 140 OR 1954 PG 1002

Name(s) in which assessed: RETA M DAVIDSON

ARLENE L ALLEN

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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02298H

FIRST INSERTION

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000184TDAXXX

NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, 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 #: 1506552 Year of Issuance: 06/01/2016

Description of Property: 21-25-17-014R-24400-0280 MOON LAKE ESTATES UNIT 14

REPLAT PB 6 PGS 47-48 LOTS 28-30 BLOCK 244 OR 7182 PG 964 Name(s) in which assessed:

GABRIEL HOMES INC TONY MUNIZ JR REGISTERED

AGENT

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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02312F

FIRST INSERTION Notice of Application for Tax Deed

2024XX000172TDAXXX NOTICE IS HEREBY GIVEN,

That PALLUM 401K PLAN, 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 #: 1800280

Year of Issuance: 06/01/2019

Description of Property:

26-23-21-0010-00000-0031 MOSSTOWN SUB PB 3 PG 119 WEST 50 FT OF LOT 3 OR 1980 PG 362

Name(s) in which assessed: EST OF MOSES STEWART JR

MOSES STEWART 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 January 30, 2025 at 10:00 am. December 11, 2024 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02300P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000181TDAXXX

That BOLLENBACK FAMILY LIMITED PART, 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

NOTICE IS HEREBY GIVEN,

assessed are as follows:

December 27, 2024

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on January 7, 2025, at 4:00 p.m. at the Residence Inn, located at 2101 Northpoint Parkway, Lutz FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager December 27, 2024

24-02325P

24-02324P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else Rarely do consumers specifically search online for public notices.

Fax #: 561-338-4077 Email: eservice@tromberglawgroup.com By: Kyle Melanson, Esq

Telephone #: 561-338-4101

FBN 1017909 Dec. 27, 2024; Jan. 3, 2025 24-02335P



Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication



FIRST INSERTION Notice of Application for Tax Deed 2024XX000171TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, 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 #: 2004713 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0100-16900-0190 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 19 20 21 & 22 BLK 169 OR 1286 PG 1950

JIMMY D PATTERSON PATTERSON AIR CONDITIONING & HEATING JIMMY D PATTERSON REGISTERED AGENT All of said property being in the County of Pasco, State of Florida

Name(s) in which assessed:

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 January 30, 2025 at 10:00 am. December 11, 2024

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02299P

Notice of Application for Tax Deed 2024XX000179TDAXXX NOTICE IS HEREBY GIVEN,

That BOLLENBACK FAMILY LIMITED PART, 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 #: 1505934 Year of Issuance: 06/01/2016

Description of Property:

09-25-17-0020-00600-0270 MOON LAKE NO 2 MB 4 PG 74 LOTS 27 & 28 BLK 6 RB 795 PG 1090

Name(s) in which assessed: EST OF ROSE VESCE PER REP ROBERT VITTORIA AUGUSTINE VESCE ROSE VESCE 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 January 30, 2025 at 10:00 am. December 11, 2024

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

Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02307P

Certificate #: 1506232 Year of Issuance: 06/01/2016 Description of Property: 16-25-17-0080-11900-0050 MOON LAKE ESTATES UNIT 8 PB 4 PG 98 LOTS 5-7 INCL BLOCK 119 OR 9411 PG 3655 Name(s) in which assessed: LAKE AVE LAND TRUST UTA AUGUST 18, 2009 LAKE AVE LAND TRUST J GARCIA TRUSTEE 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 January 30, 2025 at 10:00 am. December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk

Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-02309P



--- TAX DEEDS ----

FIRST INSERTION

Notice of Application for Tax Deed

2024XX000176TDAXXX

That BEAMIF A 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

Year of Issuance: 06/01/2020

16-25-17-0090-13900-0190

MOON LAKE ESTATES UNIT

9 PB 4 PGS 101-102 LOTS 19-21

INCL BLOCK 139 OR 1805 PG

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk

24-02304P

on January 30, 2025 at 10:00 am.

Dec. 27, 2024; Jan. 3, 10, 17, 2025

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-001848-ES

Division PROBATE

IN RE: ESTATE OF

JANET ALICE MARCHISIO

Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

You are hereby notified that an Or-

der Admitting Will to Probate and of

Summary Administration has been

entered in the estate of JANET ALICE

MARCHISIO, deceased, File Number

24-001848-ES, by the Circuit Court

for PASCO County, Florida, Probate

Division, the address of which is 7530 Little Rd., New Port Richey FL 34654;

that the decedent's date of death was

October 10, 2024; that the total value

of the estate is exempt homestead real

property with an approximate value

of \$210,000.00 and exempt personal

property with an approximate total

value of \$4,000.00, and that the names

and addresses of those to whom it has

ALL INTERESTED PERSONS ARE

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. NOT-

WITHSTANDING ANY OTHER

APPLICABLE TIME PERIOD, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

been assigned by such order are:

Name Address SCOTT THAYER

Derry NH 03038

NOTIFIED THAT:

10 Linlew Dr. Apt. 1

ABOVE ESTATE:

IN THE CIRCUIT COURT FOR

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 1906152

1528 OR 8326 PG 607

Name(s) in which assessed:

JUDITE DASILVA

JUDITE DA SILVA

of Pasco, State of Florida

December 11, 2024

--- ESTATE ----

Description of Property:

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000173TDAXXX

NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, 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 #: 1706160

Year of Issuance: 06/01/2018 Description of Property: 17-25-17-0030-02300-0440

MOON LAKE UNIT 3 PB 4 PGS 75 & 76 LOTS 44 & 45 BLOCK 23

Name(s) in which assessed:

GEO W CASNER JR GEORGE W CASNER 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 January 30, 2025 at 10:00 am. December 11, 2024

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

Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02301P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000183TDAXXX

NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, 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 #: 1506453

Year of Issuance: 06/01/2016 Description of Property:

21-25-17-0110-19300-0460 MOON LAKE ESTATES UNIT 11 PB 5 PG 141 LOT 46 & 47 BLOCK

193 OR 8224 PG 1520 Name(s) in which assessed: JONATHAN R POLITANO

REGISTERED AGENT CRYSTAL I LLC All of said property being in the County

0 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 January 30, 2025 at 10:00 am. December 11, 2024 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-02311P

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY,

FLORIDA

CASE NO. 2021CA001900CAAXWS

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS

ASSETS MANAGEMENT SERIES

TRUSTEE FOR MORTGAGE

THE UNKNOWN HEIRS

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

I TRUST.

Plaintiff, vs.

FIRST INSERTION

FIRST INSERTION Notice of Application for Tax Deed

2024XX000175TDAXXX NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of

That BEAMIF A 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 #: 2004803

Year of Issuance: 06/01/2021

Description of Property: 16-25-17-0080-12000-0190

BLK 120 MOON LAKE NO 8 MB 4 PGS 98, 99 LOTS 19 20, 21

Name(s) in which assessed: HENRY C CHAPPELL MARTHA CHAPPELL

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 January 30, 2025 at 10:00 am. December 11, 2024

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-02303P

FIRST INSERTION Notice of Application for Tax Deed 2024XX000182TDAXXX

NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, 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 #: 1506370 Year of Issuance: 06/01/2016 Description of Property: 17-25-17-0030-01700-0680

MOON LAKE ESTATES UNIT 3 PB 4 PG 75 LOTS 68 & 69 BLOCK 17 OR 8225 PG 481

Name(s) in which assessed: DENTON II LLC

JONATHAN R POLITANO REGISTERED AGENT 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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-02310P

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 26.

PAGE 36, OF THE PUBLIC RE-

CORDS OF PASCO COUNTY,

Property Address: 8904 PLANT-ERS LN, NEW PORT RICHEY,

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes. Section

IMPORTANT

AMERICANS WITH DISABILI-

TIES ACT: If you are a person with a

disability who needs an accommodation

FLORIDA.

FL 34654

45.031.

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000178TDAXXX NOTICE IS HEREBY GIVEN,

That LINDA L GRAVES, 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 #: 1506492

Year of Issuance: 06/01/2016 Description of Property:

21-25-17-0130-21800-0530 MOON LAKE NO 13 MB 6 PGS 6 7 ,8 LOT 53 BLK 218 RB 1016 PG 502

Name(s) in which assessed: PHILIP G JONES

PHILIP GRAYSON JONES 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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02306P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000185TDAXXX NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMIL

That BOLLENBACK FAMILY LIMITED PART, 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 #: 1506627 Year of Issuance: 06/01/2016 Description of Property: 21-25-17-0150-25800-0220 MOON LAKE ESTATES UNIT 15 PB 6 PG 65A LOTS 22 & 23

BLOCK 258 OR 8633 PG 512 Name(s) in which assessed:

SORAYA L HANCOCK 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 January 30, 2025 at 10:00 am. December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02313P FIRST INSERTION
Notice of Application for Tax Deed
2024XX000180TDAXXX

NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY LIMITED PART, 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 #: 1506155

Year of Issuance: 06/01/2016 Description of Property: 15-25-17-0100-17600-0310 BLK 176 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 31 & 32 OR 3762 PG 740 Name(s) in which assessed:

DARRELL GENE DREW PAMELA ANN DREW All of said property being in the County

All of sade 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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02308P

FIRST INSERTION

Notice of Application for Tax Deed 2024XX000174TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 1507996

Year of Issuance: 06/01/2016

Description of Property: 10-25-16-0010-00000-0390 GLENDALE HEIGHTS PB 5 PG 146 LOT 39 OR 3701 PG 125

Name(s) in which assessed: GEORGE W STRAIN III 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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02302P

FIRST INSERTION

NOTICE OF FORECLOSURE SALELOT 34,IN THE CIRCUIT COURT OFPARK PHTHE SIXTH JUDICIAL CIRCUITING TO TIN AND FOR PASCO COUNTY,THEREOFFLORIDAPLAT BOCCIVIL DIVISIONPUBLIC R

CASE NO. CO 2024CA001581CAAXWS P CAG NATIONAL FUND III LLC, H

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE LOT 34, BLOCK E, DEER PARK PHASE 2C, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 96-100, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8402 ROYAL HART DRIVE, NEW PORT

HART DRIVE, NEW PORT RICHEY, FL 34653 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before 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

FIRST INSERTION Notice of Application for Tax Deed 2024XX000177TDAXXX NOTICE IS HEREBY GIVEN

That PALLUM 401K PLAN, 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 #: 1606697

Year of Issuance: 06/01/2017 Description of Property:

15-25-17-0100-16800-0010 BLK 168 MOON LAKE NO 10 MB 5 PGS 128 TO 131 LOTS 1, 2

Name(s) in which assessed: W E WILSON SR

ALICE WILSON WILLIAM E WILSON SR ALICE M WILSON

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 January 30, 2025 at 10:00 am.

December 11, 2024 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025

24-02305P

FIRST INSERTION NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 2024-CP-001578 IN RE: ESTATE OF Gerald Carl Hines,

Decedent.

The administration of the estate of GERALD CARL HINES, deceased, whose date of death was May 27, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

BARRED.

ALL CLAIMS NOT FILED WITHIN

IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 2021CA001900CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED; DALE WRIGHT; LEE WRIGHT; CHARLEENE MURPHY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DE-VELOPMENT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best hidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on January 15, 2025, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT:LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO

in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 19 day of December, 2024. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 20-079827 - RaO Dec. 27, 2024; Jan. 3, 2025 24-02316P

ESTATE OF MARIA FORGACH a/k/a MARIA FORGACS. DECEASED; ERIC J. FORGACS; NICOLE ROBINSON; ISPC; UNKNOWN TENANT #1: UNKNOWN TENANT #2; ALL **OTHER UNKNOWN PAR-**TIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendants. NOTICE IS HEREBY GIVEN that

NOTICE IS HEREBY GIVEN that pursuant to Final Judgment of Foreclosure entered on December 10, 2024 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on JANUARY 14, 2025 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www. pasco.realforeclose.com the following described property situated in Pasco County, Florida:



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

Dated: December 18, 2024 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com Dec. 27, 2024; Jan 3, 2025 24-02314P 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 December 27, 2024. Personal Representative:

Pamela Hines 6261 Flowing Well Rd.

Poland, IN 47868 Attorney for Personal Representative: Douglas G. Jackson, Esq. djackson@GetYourLegalAction.com sbechtel@getyourlegalaction.com Florida Bar Number: 98591 The Law Firm of Douglas G. Jackson, P.A.

P.O. Box 13596 St. Petersburg, FL 33733 Telephone: 800-704-6045 Fax: 727-614-8445 Dec. 27, 2024; Jan. 3, 2025 24-02320P



a public holder is inhibited in intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The date of first publication of this Notice is December 27, 2024. Person Giving Notice: SCOTT THAYER 10 Linley Dr. Ant 1

DATE OF DEATH IS BARRED.

10 Linlew Dr. Apt. 1 Derry NH 03038 Attorney for Person Giving Notice: THOMAS O. MICHAELS, ESQ. tomlaw@tampabay.rr.com Florida Bar No. 270830 Thomas O. Michaels, P.A. 1370 Pinehurst Rd. Dunedin, FL 34698 Dec. 27, 2024; Jan. 3, 2025 24-02321P



PASCO COUNTY

FIRST INSERTION

--- ACTIONS / SALES ---

FIRST INSERTION

B&T Group is proposing to construct a 195-foot tall overall height monopole telecommunications structure located near 34041 St. Joe Road, Dade City, Pasco County, Florida (28°22'12.2" N 82°15'05.7" W). The proposed tower is anticipated to uti-lize FAA Style E (medium intensity, dual red/white strobes) lighting.

B&T Group invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1304756 when submitting the request and to view the specific information about the proposed action. 24-003518 DMG 24-02327P

December 27, 2024

FIRST INSERTION

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the Epperson North Community Development District ("District") will hold a Board meeting on Wednesday, January 8, 2025, at 6:00 p.m., at the Hilton Garden Inn 26640 Silver Maple Parkway Wesley Chapel, Florida 33544. The meeting scheduled for Thursday, January 2, 2025, is hereby canceled. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing larry@breezehome.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by tele-

phone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a re-cord of the proceedings and that accordingly, they may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Larry Krause

District Manager December 27, 2024

24-02328P

FIRST INSERTION

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 001534 COMMUNITY LOAN SERVICING, LLC, f/k/a BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company, Plaintiff, v. SAVANA OF FLORIDA LLC, a Florida limited liability company; et al.,

NOTICE OF FORECLOSURE SALE

Defendants.

Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein, COMMUNITY LOAN SER-VICING, LLC, f/k/a BAYVIEW LOAN SERVICING, LLC., Plaintiff; SAVANA OF FLORIDA LLC, JAMY HANNA, UNKNOWN SPOUSE OF JAMY HAN-SEVAN HANNA, UNKNOWN NA, SPOUSE OF SEVAN HANNA, CAPI-TAL FUNDING GROUP LLC, STATE OF FLORIDA DEPARTMENT OF REVENUE: JOHN DOE and JANE DOE, as Unknown Tenants, and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named De-fendants are Defendants. The Clerk of Court will sell to the highest bidder for cash at 11:00 a.m. (Eastern/Standard Time) on the 19th day of February, 2025, online at www.pasco.realforeclose.com on the following described property as set forth in the Summary Final Judgment, to wit: THE PORTION OF TRACTS 39 AND 49 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 19. TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1. PAGES 68, 69 AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETH-ER WITH A PORTION OF THE ORIGINAL 30 FOOT TAMPA-TARPON SPRINGS LAND COMPANY ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 39 AND 49, SAID RIGHT-OF-WAY HAVING BEEN VACATED BY RESOLUTION RECORDED IN O.R. BOOK 177, PAGE 88, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, ALL BEING FUR-THER DESCRIBED AS: COMMENCE AT THE SOUTH-

WEST CORNER OF SAID TRACT 49; THENCE ALONG THE WEST LINE OF SAID TRACT 49, NORTH 00°27'44" EAST, A DISTANCE OF 200.0 FEET; THENCE RUN PARAL-LEL TO THE SOUTH LINE OF SAID TRACT 49, NORTH 89°17'42" EAST, A DISTANCE OF 255.36 FEET FOR A POINT OF BEGINNING; THENCE CON-TINUE NORTH 89°17'42" EAST, A DISTANCE OF 200.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°25'29" WEST, A DISTANCE OF 100.0 FEET; THENCE SOUTH 89°17'42" WEST, A DISTANCE OF 200.0 FEET; THENCE NORTH 01°25'29" EAST, A DISTANCE OF 100.0 FEET TO THE POINT OF

BEGINNING. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FIRST INSERTION NOTICE OF SHADE SESSION AND REGULAR BOARD MEETING OF THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that a Security Related Session will be conducted by the Board of Supervisors (the "Board") of The Preserve at South Branch Community Development District (the "District") on Tuesday, January 7, 2025, at 4:00 p.m. at SpringHill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, FL 34638. Also at this time, the Board will hold its regular meeting to consider any and all business which may properly come before it. Under the parameters of Section 119.0713, Florida Statutes, the person chairing the regular meeting will announce the commencement of an executive shade session closed to the public for the purpose of discussing security of the District.

This session may be attended by the following individuals: Chair Anthony Snyder, Vice Chair Rob Howard, Supervisor Jules Abercrombie, Supervisor David Silverstein, M.D., Supervisor Thomas Handrick, Jr., District Manager Barry Jeskewich, District Counsel Lindsay Moczynski, and Field Manager Michael Bush.

At the conclusion of the shade session, the public meeting will be reopened, and termination of the shade session will be announced. All members of the public are invited to attend the regular portion of the Board meeting.

The regular meeting may be continued to a date, time and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the regular meeting and shade session, one or more Supervisors may participate by

telephone or other electronic means. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 321-263-0132 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/ 1-800-955-8770 (Voice), or aid in contacting the District Office.

Barry Jeskewich, District Manager The Preserve at South Branch Community Development District

December 27, 2024 24-02333P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

CASE NO: 2024-CA-001950 AVALON PARK WEST RESIDENTIAL OWNERS

not-for-profit corporation, Plaintiff. v. RICHARD MICHELSON, STEPHANIE MICHELSON AND UNKNOWN TENANT(S).

NOTICE IS HEREBY GIVEN pursuant to Plaintiff's Summary Final Judgment dated December 17, 2024, and entered in Case No.: 2024-CA-001950 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which the Clerk of this Court will sell to the highest and best bidder for cash, on-line at www.pasco.realforeclose.com at 11:00 A.M., on February 3, 2025, the following described property as set forth in the Final Judgment, to wit: Lot 8, Block 24, New River Lakes Phase 1 Parcel "D", according to the map or plat thereof, as recorded in Plat Book 64, Page(s) 90 through 113, inclusive, of the Public Records of Pasco County, Florida. Property Address: 32601 Harmony Oaks Drive, Wesley Chapel, Florida 33545

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.

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 this 20th of December, 2024 /S/ Sean P. Reed FRANK A. RUGGIERI, ESQ. Florida Bar No.: 0064520 SEAN P. REED, ESQ. Florida Bar No. 1040934 THE RUGGIERI LAW FIRM, P.A. 13000 Avalon Lake Drive, Ste. 305 Orlando, FL 32828

FIRST INSERTION

DERING WAY, WESLEY CHA-PEL. FL 33544 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 18 day of December, 2024. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 22-005917 - MiM Dec. 27, 2024; Jan. 3, 2025 24-02317P

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA000780CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

JUSTIN DYKAS, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 29, 2024, and entered in 2024CA000780CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISI-TION TRUST is the Plaintiff and JUS-TIN DYKAS; UNKNOWN SPOUSE OF JUSTIN DYKAS N/K/A TANYA DYKAS; WELLS FARGO BANK, NA-TIONAL ASSOCIATION, SUCCES-SOR BY MERGER TO WACHOVIA BANK, N.A.; FORD MOTOR CREDIT COMPANY, LLC 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 January 14, 2025, the following described property as set forth in said Fi-

nal Judgment, to wit: COMMENCE AT THE SOUTH-EAST CORNER OF THE SW 1/4 OF SECTION 20. TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, RUN NORTH 89°41'32" WEST, 783.0 FEET, THENCE PARALLEL TO THE EAST LINE OF SAID SW 1/4, NORTH 0°20'02" WEST, 27.50 FEET TO A WIRE FENCE FOR A POINT OF BEGINNING: THENCE CONTINUE NORTH 0°20'02" WEST, 628.50 FEET TO THE NORTH LINE OF THE SOUTH 41 ACRES OF SAID SW 1/4, THENCE ALONG SAID LINE NORTH 89°41'32" WEST, 346.0 FEET, THENCE SOUTH 0°20'02" EAST, 630.62 FEET TO A FENCE LINE, THENCE ALONG SAID FENCE NORTH 89°57'23" EAST, 346.0 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES. TO-GETHER WITH AN INGRESS-EGRESS EASEMENT OVER AND ACROSS THE FOLLOW-ING- DESCRIBED PARCEL: COMMENCE AT THE SOUTH-EAST CORNER OF THE SW 1/4 OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 22 EAST,

PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, RUN NORTH 89°41'32" WEST, 783.0 FEET, THENCE PARALLEL TO THE EAST LINE OF SAID SW 1/4, NORTH 0°20'02" WEST, 27.50 FEET TO A WIRE FENCE, THENCE ALONG SAID FENCE SOUTH 89°57'23" WEST, 346.0 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE SOUTH 89°57'23" WEST, 1589.16 FEET TO THE WEST LINE OF SAID SW 1/4, THENCE ALONG SAID LINE NORTH 0°24'11" WEST, 25.0 FEET, THENCE NORTH 89°57'23" EAST, 1589.19 FEET, THENCE SOUTH 0°20'02" EAST, 25.0 FEET TO THE POINT OF BEGINNING.

Property Address: 41305 DYKAS LN, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Cen-ter, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 18 day of December, 2024.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 24-181218 - NaC Dec. 27, 2024; Jan. 3, 2025 24-02319P

FIRST INSERTION

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

CASE NO. 2022CA002754CAAXWS LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO E. JACKSON, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 15, 2024, and entered in 2022CA002754CAA of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO E. JACKSON, DE-CEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SUSAN A. STRATTON: JOHN FULLER: TRI-SHA SNYDER; SANDY CAPPS 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 January 14, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 137 OF SHADOW LAKES. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 26-27. OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA. Property Address: 12501 SHADow RIDGE BOULEVARD, HUDSON, FL 34669

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

IMPORTANT AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) New Port Richey 727 847 8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 18 day of December, 2024. Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 22-048789 - NaC Dec. 27, 2024; Jan. 3, 2025 24-02318P

Phone: (407) 395-4766 Fax: (407) 890-5177 pleadings@ruggierilawfirm.com Attorney for Plaintiff Dec. 27, 2024; Jan. 3, 2025 24-02330P

CHAPTER 45, F.S. IN THE CIRCUIT COURT OF THE STATE OF FLORIDA

ASSOCIATION, INC., a Florida

Defendant(s).

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

"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: December 20, 2024. KOPELOWITZ OSTROW FERGU-SON WEISELBERG GILBERT Counsel for Plaintiff One West Las Olas Boulevard, Suite 500 Fort Lauderdale, Florida 33301 Telephone: (954) 525-4100 Facsimile: (954) 525-4300 By: /s/ Jason Todd Corsover JASON TODD CORSOVER, ESQ. Fla. Bar No.: 189472 corsover@kolawyers.com Dec. 27, 2024; Jan. 3, 2025

24-02329P

FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY,

FLORIDA

CASE NO.

51-2022-CA-001025ES U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

ASSOCIATION, NOT IN ITS

Plaintiff, vs. NORTH STATE BANK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2023, and entered in 51-2022-CA-001025ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 AC-QUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and ERIC RODRIGUEZ A/K/A ERIC A RODRIGUEZ; MAPLE GLEN HOMEOWNERS ASSOCIA-TION, INC ; NORTH STATE BANK ; CALVARY SPV I LLC; JP MORGAN CHASE BANK, N.A. ; BANK OF AMERICA N.A. 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 January 13, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8. OF MAPLE GLEN AT SEVEN OAKS. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

70, PAGE 13, OF THE PUBLIC

RECORDS OF PASCO COUNTY,

Property Address: 4681 WAN-

FLORIDA.



--- ACTIONS / SALES ---

FIRST INSERTION

FIRST INSERTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY Case No. 2024CA001717CAAXWS STEFAN POHLMAN, Plaintiff, vs. JAMES R. BEITER, SHANNON E. BEITER, ROBERT MARQUETTE AS TRUSTEE OF THE BEITER LAND TRUST NUMBER 1 DATED 3/20/07, THE ESTATE OF PETER BAKOWSKI, MICHELLE BAKOWSKI, CHRISTINA HEWITSON, KIMBERLY HOLM and DZ BANK AG **DEUTSCH ZENTRAL-**GENOSSENSCHAFTSBANK,

NOTICE OF ACTION

Defendants. TO: THE ESTATE OF PETER BAKOWSKI

Last Known Address: Unknown Cunent Residence Unknown YOU ARE NOTIFIED that an ac-

tion to Quiet Title on the following

described property: Commence at the NW corner of Section 14, Township 24 South, Range 17 East, Pasco County, Florida; Run thence S 89°23'20" E along the N01ih line of Section 14, a distance of 2587.83 feet; Run thence S 00°26'05" E, a distance of 1505.94 feet; Run thence N 89°23'20" W, a distance of 590.00 feet to the Point of Beginning; Run thence S 00°26'05" E, a distance of 228.28 feet; Run thence N 89°23 '20" W, a distance of 270.00 feet; Run thence N 00°26'05" W, a distance of 127.55 feet to a point of curvature; Run thence 95.92 feet along the arc of a curve to the right, having a radius of 680.00 feet, a central angle of $8^{\circ}04'55$ " (a chord of 95.84 feet bearing N 03°36'23" E); Run thence S 89°23'20" E, a distance of 263.24 feet to the Point of Beginning. Parcel ID#: 14-24-17-0010-00000-4700

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on Steven K. Jonas, Plaintiff, whose address is 4914 State Road 54, NEW PORT RICHEY, FL 34652 on or before JANUARY 27TH, 2025, a date which is within thirty (30) days after the first publica-tion of this Notice (Publication dates: 4/19, 4/26, 5/3, 5/10) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Within two (2) working days of your receipt of this document lease contact Public Information Dept., West Pasco Judicial Cen-ter, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8100 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City, via 1-800-955-8771 if you are hearing or voice impaired.

WITNESS my hand and the seal of this Court this December 20, 2024 Clerk of the Court (SEAL) s/s Nichole Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02331P

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

2022CA002593CAAXWS U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3, Plaintiff, vs. ERIKA ANN BLOOMQUIST F/K/A

ERICA A. MCADAMS, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 03, 2024, and entered in 2022CA002593CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST COM-PANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATION-AL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3 is the Plaintiff and ERIKA ANN BLOOMQUIST F/K/A ERICA A. MC-ADAMS; SYNERGY CONTRACTING GROUP, 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 January 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 28 AND 29, MARTHA'S VINEYARD UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5435 QUIST DR, PORT RICHEY, FL 34668 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-dance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hear-ing 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 20 day of December,

2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 24-230945 - RaO Dec. 27, 2024; Jan. 3, 2025

24-02336P

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2018CA002487

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION **CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-**THROUGH CERTIFICATES. SERIES 2006-OPT4,

Plaintiff, vs. PATRICIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA GIULIA COOLEY A/K/A PATRICIA BERARDI; KENNETH K. COOLEY; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; PASCO COUNTY, FLORIDA, **Defendant(s).** NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Uniform Final Judgment of Foreclosure dated March 2, 2023, and entered in Case No. 2018CA002487 of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4, is Plaintiff and Pa-tricia Cooley A/K/A Patricia G. Cooley A/K/A Patricia Giulia Cooley A/K/A Patricia Berardi; Kenneth K. Cooley A/K/A Kenneth Cooley; United States Of America, Department Of The Treasury - Internal Revenue Service; Pasco County, Florida; Pasco County, Florida a/k/a Kenneth Cooley, are Defendants, the Office of the Clerk, Pasco County Clerk of the Court will sell via online auction at www.pasco.realforeclose. com at 11:00 A.M. on the 21st day of January, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 17, 18, 19, 20 AND 21,

BLOCK 6, LAKE WORRELL ACRES, UNIT TWO, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 4, PAGE(S) 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8539 Broad

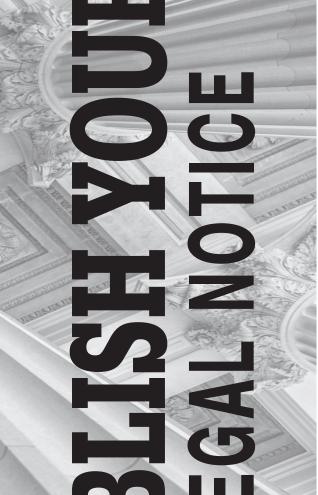
Street, New Port Richey, Florida 34654

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: 12/20/2024

McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 18-400534 Dec. 27, 2024; Jan. 3, 2025 24-02334P



FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY. FLORIDA CASE NO. 2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED: UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT; CHRIS MACOMBER; MACOMBER; CHAD ROBERT

THEREOF. AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652 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 DISABILI-TIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 20 day of December, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 19-267819 - MaM Dec. 27, 2024; Jan. 3, 2025 24-02332P

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. 2024CA001079CAAXWS Everett Financial, Inc. dba Supreme Lending, Plaintiff, vs.

Traci McGuire, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001079CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Everett Financial, Inc. dba Supreme Lending is the Plaintiff and Traci McGuire; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 21st day of January, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1489, BEACON SQUARE UNIT 13-A, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 9, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. TAX ID: 24-26-15-0820-00001-4890

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 19th day of December, 2024.

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F01352 Dec. 27, 2024; Jan. 3, 2025 24-02315P

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



MACOMBER 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 January 15, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3104 AND 3104-A, BEA-

CON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001764ES Division A IN RE: ESTATE OF Sandra M. Backlinie a/k/a Sandra Mansfield Backlinie Decedent.

The administration of the estate of Sandra M. Backlinie a/k/a Sandra Mansfield Backlinie, deceased, whose date of death was October 4, 2024, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representa-tive has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at

Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 27, 2024.

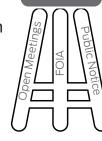
Personal Representative: Cynthia Stockton

2303 Spring Hill Court Fleming Island, FL 32003 Attorney for Personal Representative: Nancy McClain Alfonso, Esquire Florida Bar Number: 845892 ALFONSO HERSCH Post Office Box 4 Dade City, Florida 33526-0004 Telephone: (352) 567-5636 E-Mail: eserve@alfonsohersch.com Secondary: jerrod@alfonsohersch.com Dec. 27, 2024; Jan. 3, 2025 24-02337P

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





Publishing notices on the internet is neither cheap nor free

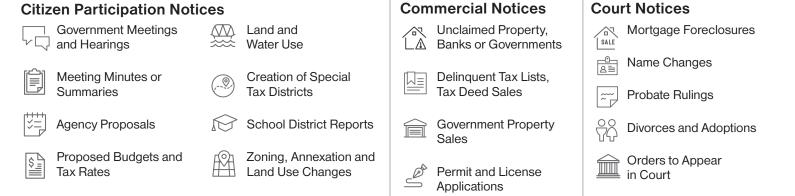


Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



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

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

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

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

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

Who benefits from legal notices?

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ----THIRD INSERTION

NOTICE OF ACTION FOR PUBLICATION DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION

Case No.: 2024DR006207DRAXWS Division: E IN RE THE MARRIAGE OF: YENEY MORALES GONZALEZ, Petitioner/Wife, and JUAN ANTONIO HERNANDEZ IZQUIERDO, Respondent/Husband TO: JUAN ANTONIO HERNANDEZ IZQUIERDO

Last known Address: Tapachula, Chiapas, Mexico YOU ARE NOTIFIED that an action for Dissolution of Marriage, includ-

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2024DR006205DRAXWS Division: E

In Re: the Marriage of HONGLANG ZENG Petitioner/Wife, and TAI QUAN HUANG

Respondent/Husband TO: TAI QUAN HUANG Address Unknown YOU ARE NOTIFIED that an AC-

RIAGE, has been filed against you. You are required to serve a copy of your written defenses, if any, to the

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO GENERAL JURISDICTION

CASE NO. 2019-CA-002410 AMERIHOME MORTGAGE COMPANY, LLC. Plaintiff, vs. ROBERT K. LEWIS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 23, 2024 in Civil Case No. 2019-CA-002410 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein AMERI-HOME MORTGAGE COMPANY, LLC is Plaintiff and Robert K. Lewis, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco. realforeclose.com in accordance with

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA003034CAAXES U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3.

ing claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or be-fore , JANUARY 13, 2025 and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default be entered against you for the relief demanded in the Petition for Dissolution of Marriage. 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 Circuit Court's Office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office

DATED December 6, 2024

Nichole Alvarez/Sowles CLERK OF THE CIRCUIT COURT Pasco County Clerk & Comptroller (SEAL) By: /s/ Bevely Bray Deputy Clerk Dec. 13, 20, 27, 2024; Jan. 3, 2025

Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to

the address on record at the clerk's

Family Law Rules of Procedure, re-

quires certain automatic disclosure of

documents and information. Failure

to comply can result in sanctions,

including dismissal or striking of

(SEAL) By: /s/ Beverly Bray

Deputy Clerk

24-02251P

Dated: December 10, 2024. Nikki Alvarez-Sowles CLERK OF THE CIRCUIT COURT

Dec. 13, 20, 27, 2024; Jan. 3, 2025

847-8110 (V) in New Port Richey;

(352) 521-4274, ext. 8110 (V) in Dade

City: via 1-800-955-8771 if vou are

hearing impaired. The court does not

provide transportation and cannot ac-

commodate for this service. Persons

with disabilities needing transporta-

tion to court should contact their local

public transportation providers for in-formation regarding disabled transpor-

McCalla Raymer Leibert Pierce, LLC

Email: MRService@mccalla.com

December 20, 27, 2024 24-02284P

tation services.

Suite 155 Orlando, FL 32801

By: /s/ Robyn Katz

Attorney for Plaintiff

225 East Robinson Street,

Phone: (407) 674-1850

Fax: (321) 248-0420

Fla. Bar No.: 146803 22-05169FL

Robyn Katz, Esq.

WARNING: Rule 12.285, Florida

office

pleadings

24-02250P

THIRD INSERTION

Law Office of Alex Yu, 5255 Amberly Drive, Tampa, FL 33647, on or be fore January 13, 2025, and file the original with the Clerk of this Court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida

SECOND INSERTION

Chapter 45, Florida Statutes on the 6th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 25. Block 3. The Villages of Trinity Lakes, according to the map or plat thereof as recorded in Plat Book 68, Page 83, of the Public Records of Pasco County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727)

SECOND INSERTION

the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com, at 11:00 a.m., on the 16TH day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 210 FEET OF THE NORTH 440 FEET OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 IN SECTION TOWNSHIP 24 SOUTH, 27, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 375 FEET AND LESS THE WEST 20 FEET THEREOF AND LESS ROAD RIGHT OF WAY. 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 $% \left({{{\left[{{{\left[{{{\left[{{{\left[{{{c}}} \right]}} \right]_{i}}} \right]_{i}}}}}} \right]_{i}} \right)$ 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. "Si usted es una persona minusválida

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la

request. TION FOR DISSOLUTION OF MARto-wit: DIVISION

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

Plaintiff, vs. CYNTHIA THOMAS A/K/A CYNTHIA WILLIAMS; BRIAN THOMAS; UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 25, 2024, and entered in Case No. 2023CA-003034CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE FOR THE REG-ISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 (hereafter "Plainis Plaintiff and CYNTHIA THOMAS A/K/A CYNTHIA WIL-LIAMS; BRIAN THOMAS; UNITED STATES OF AMERICA, DEPART-MENT OF JUSTICE, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of

voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizvon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711." VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /S/ MARK ELIA Mark C. Elia, Esq. Bar Number: 695734 PHH17487-22/sap December 20, 27, 2024 24-02266P



--- ACTIONS / SALES ----

LOT 844, EMBASSY HILLS

UNIT FIVE, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED

IN PLAT BOOK 12, PAGES 34

THROUGH 36. PUBLIC RE-

CORDS 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 NO LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS

If you are a person with a disability

who needs any accommodation in or-

der 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 be-

fore your scheduled court appearance,

or immediately upon receiving this no-

tification if the time before the sched-

uled appearance is less than 7 days: if

you are hearing or voice impaired, call

December 20, 27, 2024 24-02265P

ACT: If you are a person with a dis-

ability who needs any accommodation

in order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact 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 be-

fore your scheduled court appearance,

or immediately upon receiving this no-tification if the time before the sched-

uled appearance is less than 7 days; if

you are hearing or voice impaired, call

Dated December 10, 2024.

3310 W. Cypress St, Suite 206

IVANOV & WOLF, PLLC

Tampa, FL 33607 Telephone: 813-870-6396

Bv. /s/ Matthew D Wolf

MATTHEW D. WOLF, FBN: 92611

December 20, 27, 2024 24-02264P

Attorney for Plaintiff

Matt@IWFirm.com

711.

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd.,

Boca Raton, Florida 33487

UNCLAIMED.

Submitted By:

Suite 130

(561) 998-6700

(561) 998-6707

24-330934 FC01 SUT

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001829CPAXES IN RE: ESTATE OF PATRICIA A. MEELHEIM,

Deceased. The administration of the estate of PA TRICIA A. MEELHEIM, deceased, whose date of death was May 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 105, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

notice is December 20, 2024. Personal Representative: WILLIAM MEELHEIM 35737 Jenny Lynne Circle Zephyrhills, FL 33541

Attorney for Personal Representative: THEODORE R. SCHOFNER, ESQ. Attorney for Personal Representative Florida Bar No. 381357/ SPN: 01243397 2117 Indian Rocks Road Largo, Florida 33774 Telephone: (727) 588-0290 Fax: (727) 584-0932 E-Mail: info@elderlawattorney.com December 20, 27, 2024 24-02271P

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2019-CA-000907

DLJ MORTGAGE CAPITAL, INC., Plaintiff, VS. KEELY A. SMITH, Defendant(s).

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 1, 2024 and the Agreed Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Set for December 2, 2024 dated November 15, 2024, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles. Esq., shall sell the subject property at public sale on the 14th day of January, 2025, at 11:00 am to the highest and best bidder for cash, at the https://pasco.realforeclose.com on the

following described property: Tract 870 of the unrecorded plat of HIGHLANDS VI, being further described as follows: Beginning at the Northwest corner of the Southwest 1/4 of Section 21, Township 24 South, Range 17 East, Pasco County, Florida, go thence South 00°10'24" West,

SECOND INSERTION NOTICE OF SALE PURSUANT **TO CHAPTER 45, FLORIDA** STATUTES

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

CASE NO.: 2024CA000282 EPPERSON SOUTH HOMEOWNERS ASSOCIATION,

Plaintiff, vs.

TRISTIAN TUCKER, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/4/2024, in Case No.: 2024CA000282 of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWN-ERS ASSOCIATION, INC., is the Plaintiff and TRISTIAN TUCKER, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at https:// www.pasco.realforeclose.com, in cordance with Section 45.031, Florida Statutes, on 2/4/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 36, Block 21, of EPPERSON RANCH SOUTH PHASES 2F-2 AND 2G-2, according to the Plat thereof, as recorded in Plat Book 77, Pages 54 through 59, of the Public Records of Pasco County, Florida.

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

clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: December 11, 2024 By:/s/ Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636 - 2549December 20, 27, 2024 24-02261P

AMENDED NOTICE OF SALE

(amended to correct scrivener's error)

IN THE COUNTY COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY,

FLORIDA

CASE NO.: 2024-CC-004398

WFL INVESTMENTS, LLC,

Plaintiff, v. MAUREEN PINTO; JOSEPH R.

PINTO; PRIME ACCEPTANCE

CORP.: PALMETTO SOLAR,

LLC D/B/A LIGHTREACH;

I; UNKNOWN TENANT II;

NOTICE IS HEREBY GIVEN that

pursuant to the Final Summary Judg-

ment of Foreclosure dated December

MELANIE L. PINTO;

UNKNOWN TENANT

Defendants.

RICHARD FORTHMAN

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

2020-CA-000764-CAAXWS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF ISAC 2006-3, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-3, PLAINTIFF, VS.

CARMEN MCCARTHY, ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 24, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on February 18, 2025, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:

Lot 69, Fairway Springs, Unit 5, according to the plat thereof, recorded in Plat Book 23, Pages 31-34, 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.

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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Timothy J. Landers Timothy J. Landers FBN 127154 20-000026 December 20, 27, 2024 24-02285P

set forth in said Final Judgment, to-Plaintiff, vs.

CORPORATION Defendant(s) / NOTICE IS HEREBY GIVEN pursuant

Partition dated November 20, 2024, and entered in the case having the case number 2024-CA-2008 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Jacolade Trust Inc., a Florida Corporation is the Plaintiff and Living Interior Plant Service Inc., a Florida Corporation is the Defendant. Nikki Alvarez-Sowles, Esq. as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.pasco.realforeclose.com, at, on January 14, 2025, the following described property as set forth in said Final Judgment for Partition, to wit:

AS PER PLAT HEREOF, RE-CORDED IN PLAT BOOK 27, PAGES 116 THROUGH 118.

SECOND INSERTION NOTICE OF FORECLOSURE SALE

Any person claiming an interest in the IN THE CIRCUIT COURT OF surplus from the sale, if any, other than

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024-CP-001906 IN RE: ESTATE OF MAGDALENE N. CLOUSER

Deceased. The administration of the estate of Magdalene N. Clouser, deceased, whose date of death was September 29, 2024, 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is December 20, 2024. Personal Representative:

Maria Nicole Clouser 15332 70th Avenue NE Kenmore, WA 98028

Attorney for Personal Representative: 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 Telephone: (727) 842-1001 December 20, 27, 2024 24-02288P

SECOND INSERTION

NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 2003 Mobile Home, VIN JACFL23998A/JACFL23998B and the contents therein, if any abandoned by previous tenants, Linda Scott Berrian and Douglas

Kent Lambert On January 2, 2025 at 9:30am at Caribbean Mobile Home Estates, 10801 Port Royal Road, New Port Richey, Florida 34654.

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF

Judgment of Foreclosure.

SECOND INSERTION

THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS 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

More commonly known as: 1805

Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000980CAAXWS of the

NOTICE OF SALE

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY.

FLORIDA

CIVIL DIVISION

Case #: 2024CA000980CAAXWS

DIVISION: J3

successor by merger to SunTrust Bank d/b/a Lightstream; Unknown

Parties in Possession #1, if living,

and all Unknown Parties claiming

#2, if living, and all Unknown Parties claiming by, through, under

by, through, under and against

the above named Defendant(s);

Unknown Parties in Possession

and against the above named

Samantha Jo Reszler a/k/a

Samantha J. Reszler a/k/a

Samantha Reszler: William

McQuilkin, Jr.; Truist Bank,

Truist Bank

Plaintiff. -vs.-

Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein Truist Bank, Plaintiff and Samantha Jo Reszler a/k/a Samantha J. Reszler a/k/a Samantha Reszler are defendant(s). L Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW. PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on January 15, 2025, the following described property as

SECOND INSERTION

SECOND INSERTION

Candlestick Court, Lutz, FL. 33559 ("Property"). 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 Statute, Section 45.031. AMERICANS WITH DISABILITY

LIVING INTERIOR PLANT SERVICE INC., A FLORIDA

to a Default Final Judgment for

Legal Description: LOT 48 CAR-PENTER'S RUN PHASE III,

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-2008 JACOLADE TRUST INC., A FLORIDA CORPORATION

along the West line of said Southwest ¼ a distance of 31.91 ft; thence South 45°51'42" East, a distance of 1008.76 ft to the P.C. of a curve having a central angle of 16°25'11", a radius of 325.00 ft, a tangent distance of 46.89 ft, a chord bearing and distance of North 52°20'53" East, 92.82 ft; thence along the arc of said curve and distance of North 52°20'53" East 92.82 ft, thence along the arc of said curve a distance 93.14 ft; thence North 29°26'31" West, a distance of 777.84 ft; thence North 89°57'20" West, a distance of 415.00 ft to the Point of Beginning.

Property Address: 12117 Oakwood Dr. Hudson, FL 34669.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated: December 7, 2024.

/s/Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com @bitman-law.com BITMAN O'BRIEN, PLLC 610 Crescent Executive Ct., Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-2511 Attorneys for Plaintiff December 20, 27, 2024 24-02262P

10, 2024, in the Sixth Circuit Court in and for Pasco County, Florida, wherein WFL INVESTMENTS, LLC, is the Plaintiff, and granted against the Defendants, MAUREEN PINTO; JOSEPH R. PINO; PRIME ACCEP-TANCE CORP.; PALMETTO SOLAR, LLC D/B/A LIGHTREACH; MELA-NIE L. PINTO; RICHARD FORTH-MAN; UNKNOWN TENANT I; and UNKNOWN TENANT II, in Case No. 2024-CC-004398, the Clerk of this Court, Nikki Alvarez-Sowles, will at 11:00 a.m. on the January 9, 2025, offer for sale and sell to the highest bidder for cash at www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Pasco County, Florida more particularly described as

Lots 31 and 32, JACKSON HEIGHTS, according to the map or plat thereof as recorded in Plat Book 7, Page 35, Public Records of Pasco County, Florida, Address: 5612 Mallow Street, New Port Richey, FL 34652 Said sale will be made pursuant to and in order to satisfy the terms of said Final 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 December 17, 2024. /s/ Olivia Garcia August J. Stanton, III, Esq. Florida Bar Number: 0976113 Olivia Garcia, Esq. Florida Bar Number: 1024583 Primary Email: ogarcia@nardellalaw.com; astanton@nardellalaw.com Secondary Emails: kcooper@nardellalaw.com Nardella & Nardella, PLLC 135 West Central Blvd. Suite 300 Orlando, Florida 32801 Office: (407) 966-2680 Fax: (407) 966-2681 ATTORNEYS FOR PLAINTIFF December 20, 27, 2024 24-02267P

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION Case No.

2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs.

Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa Buzzard a/k/a Teresa Buzzard: United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 16th day of January, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 17-26-16-0010-00000-0220

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 11th day of December,

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135

Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426 December 20, 27, 2024 24-02263P

Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Caribbean Mobile Home Estates By: /s/ Shervl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com December 20, 27, 2024 24-02274P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SKYL mobile home bearing vehicle identification number SF3344C and all personal items located inside the mobile home. Last Tenant: Kevin B. Keizer, Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494. December 20, 27, 2024 24-02283P



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

---- ESTATE ----

SECOND INSERTION NOTICE TO CREDITORS

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IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001728 IN RE: ESTATE OF ZACHERY RION WORRELL, Deceased.

The administration of the estate of ZACHERY RION WORRELL, deceased, whose date of death was July 4. 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

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

The date of first publication of this notice is: December 20, 2024.

ASHLEYANN WORRELL Personal Representative 6306 Montana Avenue New Port Richey, FL 34653 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: jrivera@hnh-law.com December 20, 27, 2024 24-02287P

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001425 IN RE: ESTATE OF GORDON LEWIS DEMAINE

SECOND INSERTION

Deceased. The administration of the estate of Gordon Lewis Demaine, deceased, whose date of death was October 7, 2023, 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is December 20, 2024.

Personal Representative:

Amy Demaine
4 Morton Ave. Apt 2,
Pawcatuck, CT
Telephone: (401) 368-4916
Petitioner
Attorney for Personal Representative:
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Fax: 813-489-2553
Email: ed@spinkslawfirm.com
Attorney for Petitioner
December 20, 27, 2024 24-02272

SECOND INSERTION

NOTICE TO CREDITORS (Intestate) IN THE CIRCUIT COURT FOR

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

CASE NO: 2024CP001868CPAXWS IN RE: ESTATE OF EUGENE HERGET,

Deceased.

The administration of the Estate of Eugene Herget, Deceased, whose date of death was September 23, 2024; Case Number 2024CP001868CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The name and address of the Personal Representative are Alice Kufs, 102 Garden Street, Garden City, NY 11530, and the name and address of 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is December 20, 2024. CARR LAW GROUP, P.A. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com December 20, 27, 2024 24-02268P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001549 IN RE: ESTATE OF WENDY DELANEY Deceased.

The administration of the estate of WENDY Y. DELANEY, deceased, whose date of death was August 12, 2024, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

THE PERSONAL REPRESENTA-TIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME FO THE DECEDENT'S DEATH BY THE DECEDENT OR DECEDENT'S SURVIVING THE SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPO-SITION OF COMMUNITY PROP-ERTY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732.216-732.228 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

The date of first publication of this notice is December 20, 2024. **Personal Representative:**

SUSAN HARRINGTON Personal Representative

136 Paris Avenue Worcester, MA 01603 Attorney for Estate: PAUL KNUDSEN, ESQUIRE

Paul Knudsen, P.A. 10863 Park Boulevard, Suite 5 Seminole, FL 33772 Telephone: (727) 398-3600 E-Mail: paul@lmdlawfirm.com Secondary E-Mail: michele@lmdlawfirm.com December 20, 27, 2024 24-02292P

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-009801-ES IN RE: ESTATE OF DONALD RAY MYERS Deceased.

The administration of the estate of DONALD RAY MYERS, deceased, whose date of death was August 5, 2024, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE PERSONAL REPRESENTA-TIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME FO THE DECEDENT'S DEATH BY THE DECEDENT OR DECEDENT'S SURVIVING THE SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPO-SITION OF COMMUNITY PROP-ERTY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732.216-732.228 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

The date of first publication of this notice is December 20, 2024. **Personal Representative:** MARLENE MYERS.

Personal Representative 8311 Valley Stream Lane Bayonet Point, FL 34667 Attorney for Estate: PAUL KNUDSEN, ESQUIRE Paul Knudsen, P.A. 10863 Park Boulevard, Suite 5 Seminole, FL 33772 Telephone: (727) 398-3600 E-Mail: paul@lmdlawfirm.com Secondary E-Mail: michele@lmdlawfirm.com December 20, 27, 2024 24-02289P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION FILE NO.: 2024-CP-001386-CPAXES IN RE: IN RE: ESTATE OF REBECCA

SABALA A/K/A **REBECCA BOHNENSTIEHL**

Deceased. The administration of the estate of REBECCA SABALA a/k/a REBECCA BOHNENSTIEHL, deceased, whose date of death was July 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. ; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS December 20, 2024.

Petitioner HARRY W. WAYMAN 34450 Smart Drive Zephyrhills, FL 33541 Attorneys for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com December 20, 27, 2024 24-02269P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001860-WS

Division J IN RE: ESTATE OF **GWENDOLYN SUE HALEY,** A/K/A GWENDOLYN S. HALEY

Deceased. The administration of the estate of Gwendolyn Sue Haley, a/k/a Gwendolyn S. Haley, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211 Florida Statutes.

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

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

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

SECOND INSERTION

PROBATE DIVISION Case No.: 2024CP001891CPAXES IN RE: Estate of THOMAS JOSEPH DAUSCH, a/k/a THOMAS J. DAUSCH, a/k/a THOMAS DAUSCH, Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS JOSEPH DAUSCH, a/k/a THOMAS J. DAUSCH, a/k/a THOM-

THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1618 IN RE: ESTATE OF JULIA WALSH AKA JULIA MARION WALSH Deceased.

The administration of the estate of JULIA WALSH AKA JULIA MARI-ON WALSH, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port

SECOND INSERTION

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

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

TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

AS DAUSCH, deceased, whose date of death was AUGUST 31, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, 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 WITH-IN 3 MONTHS AFTER THE DATE OF

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE PERIODS SET FORTH TIME 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 December 20, 2024.

Personal Representative: MARK EDWARD DAUSCH 4389 Sullivan Drive St. Cloud, FL 34772 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue

Dade City, FL 33525 Telephone: (352) 567-5010 December 20, 27, 2024 24-02270P Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is re-quired to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

The date of first publication of this notice is December 20, 2024.

Personal Representative: KATHLEEN A. WALSH

465 S. Ash Ave. Galloway, NJ 08205 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE Attorney

Florida Bar Number: 97970 LYONS LAW GROUP PA 8362 Forest Oaks Blvd. Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com December 20, 27, 2024 24-02273P 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 de-

mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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 December 20, 2024.

Personal Representative: Peter DeGeorge

3725 Topsail Trail New Port Richey, Florida 34652 Attorney for Personal Representative: /s/ Jeffrey A. Herzog Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 LAW OFFICES OF JEFFREY A. HERZOG, P.A. 3106 Alternate US 19 Palm Harbor, Florida 34683 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com Secondary E-Mail: Vickie@jherzoglaw.com December 20, 27, 2024 24-02286P



Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication



