



--- TAX DEEDS ---

FIRST INSERTION
Notice of Application for Tax Deed 2024XX000175TDAXXX
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.

FIRST INSERTION
Notice of Application for Tax Deed 2024XX000175TDAXXX
NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

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.

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.

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.

FIRST INSERTION
Notice of Application for Tax Deed 2024XX000176TDAXXX
NOTICE IS HEREBY GIVEN, That BEAMIF A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon.

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.

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.

FIRST INSERTION
Notice of Application for Tax Deed 2024XX000185TDAXXX
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.

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.

--- ESTATE ---
FIRST INSERTION
NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA

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

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2021CA001900CAAXWS

FIRST INSERTION
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA001581CAAXWS

FIRST INSERTION
LOT 34, BLOCK E, DEER PARK PHASE 2C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 96-100, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE 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

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

Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE 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 PARTIES 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, GRANTEEES, OR OTHER CLAIMANTS

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.

24-02321P

24-02321P

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

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
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collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com



--- ACTIONS / SALES ---

FIRST INSERTION

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

**Case No. 2024CA00171CAAXWS**

**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, Defendants.**

**TO: THE ESTATE OF PETER BAKOWSKI**

Last Known Address: Unknown  
Current Residence Unknown

**YOU ARE NOTIFIED** that an action 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 N01th 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°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 written 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 publication 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 Center, 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 COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL 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. MCADAMS; 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 accordance with Florida Statutes, Section 45.031.

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

Dated this 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

**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 GIVEN** 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 Patricia 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, ACCORDING TO THE PLAT THEREOF 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 notification 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

**PUBLISH YOUR LEGAL NOTICE**

**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](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

12/28/2024 9:05 AM

**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 pursuant 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 INDIVIDUAL 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 INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD 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, BEACON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT 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 DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 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

**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 RECORDED IN PLAT BOOK 9, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, 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. 321106  
File # 23-F01352  
Dec. 27, 2024; Jan. 3, 2025  
24-02315P

**Q&A**

**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](mailto: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.**

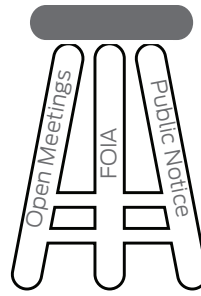
The administration of the estate of Sandra M. Backlinie a/k/a Sandra Mansfield Backlinie, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names 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 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. 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, 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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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](mailto:eserve@alfonsohersch.com)  
Secondary: [jerrodd@alfonsohersch.com](mailto:jerrodd@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

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

**essential elements of public notice:**



**Accessibility**



**Independence**

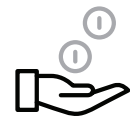


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

# Q&A

## 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 fulfill 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?

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](http://www.floridapublicnotices.com).

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

## 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-

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 before, 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/ Beverly Bray  
Deputy Clerk  
Dec. 13, 20, 27, 2024; Jan. 3, 2025  
24-02250P

#### THIRD INSERTION

**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 ACTION FOR DISSOLUTION OF MARRIAGE, has been filed against you.  
You are required to serve a copy of your written defenses, if any, to the

Law Office of Alex Yu, 5255 Amberly Drive, Tampa, FL 33647, on or before 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 Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida

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 office.  
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.  
Dated: December 10, 2024.  
Nikki Alvarez-Sowles  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Beverly Bray  
Deputy Clerk  
Dec. 13, 20, 27, 2024; Jan. 3, 2025  
24-02251P

#### SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO GENERAL JURISDICTION DIVISION  
CASE NO. 2019-CA-002410  
AMERIHOM 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 AMERIHOM 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](http://www.pasco.realforeclose.com) in accordance with

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, to-wit:  
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)

847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
22-05169FL  
December 20, 27, 2024 24-02284P

#### SECOND INSERTION

**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,  
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 ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 (hereafter "Plaintiff"), is Plaintiff and CYNTHIA THOMAS A/K/A CYNTHIA WILLIAMS; BRIAN THOMAS; UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of

the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at [www.pasco.realforeclose.com](http://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 27, TOWNSHIP 24 SOUTH, 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 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 discapacidad del oído o de la 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 pwovizyon pou jwen kek 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 lè 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



