

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 24-CA-001200
CITY OF NEW PORT RICHEY, Plaintiff, v. CHICKS AUTO, LLC, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 18, 2025 and entered in Case No. 24-CA-001200 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Chicks Auto, LLC is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on February 6, 2025 the following described properties set forth in said Final Judgment to wit:
Lots 58 and 59, EDGEWATER GARDENS NO. 1, according to the map or plat thereof, as recorded in Plat Book 6, Page 96, of the Public Records of Pasco County, Florida. Property No.: 06-26-16-0030-00000-0580
Address: 6944 Edgewater Drive, New Port Richey, FL 34652
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.
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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
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) of 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 in Pasco County, Florida, on December 27, 2024.
Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N. St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service: Service@MattWeidnerLaw.com
By: ___s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
January 3, 10, 2025 25-00022P

FIRST INSERTION

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

Case No.: 24-CA-1389
CITY OF NEW PORT RICHEY, Plaintiff, v. THERESA L. LEMON, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 18, 2024 and entered in Case No. 2024-CA-1389 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Theresa L. Lemon is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on March 19, 2025 the following described properties set forth in said Final Judgment to wit:
The West 1/2 of Lot 1 and Lot 2, Block 4, C.E. Crafts Pinecrest, a subdivision according to the plat thereof recorded in Plat Book 2, Page 58, of the Public Records of Pasco County, Florida. Property No.: 08-26-16-0270-00400-0015
Address: 5411 Lemon Street, New Port Richey, FL 34652
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
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) of 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 in Pasco County, Florida, on December 27, 2024.
Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N. St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service: Service@MattWeidnerLaw.com
By: ___s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
January 3, 10, 2025 25-00021P

FIRST INSERTION

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

Case No.: 24-CA-001199
CITY OF NEW PORT RICHEY, Plaintiff, v. DHM&M HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 18, 2024 and entered in Case No. 24-CA-001199 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and DHM&M Holdings LLC, A Florida Limited Liability Company is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on February 6, 2025 the following described properties set forth in said Final Judgment to wit:
Lots 8 and 9, D.H. CRYMBLE'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 11, of the Public Records of Pasco County, Florida, LESS that portion included in right-of-way of S.R. 55 (U.S. Highway 19). Property No.: 32-25-16-0220-00000-0080
Address: 7403 And 7407 US Highway 19, New Port Richey, FL 34652
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same

with the Clerk of Court within sixty (60) days after the Foreclosure Sale.
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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
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) of 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 in Pasco County, Florida, on December 27, 2024.
Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N. St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service: Service@MattWeidnerLaw.com
By: ___s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
January 3, 10, 2025 25-00020P

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR 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 ABOVE ESTATE:
You are hereby notified that an Order 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 been assigned by such order are:
Name Address
SCOTT THAYER
10 Linlew Dr. Apt. 1
Derry NH 03038

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is December 27, 2024.
Person Giving Notice:
SCOTT THAYER
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 Pinhurst Rd.
Dunedin, FL 34698
Dec. 27, 2024; Jan. 3, 2025
24-02321P

SECOND 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, BENEFICIARIES, DEVISEES, GRANTEE, 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 CLEMENTE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 18, 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 Law Group, P.A.
Attorney for Plaintiff
1515 South Federal Highway, Suite 100
Boca Raton, FL 33432
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tromberglawgroup.com
By: Kyle Melanson, Esq
FBN 1017909
Dec. 27, 2024; Jan. 3, 2025
24-02335P

SECOND 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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:
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

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



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.

LV18237_V12

LV20876_V15



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

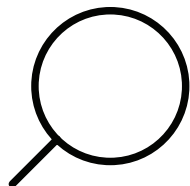


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

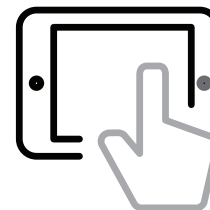
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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