PASCO COUNTY LEGAL NOTICES

PASCO COUNTY

--- PUBLIC SALES ---

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Hope Innovation District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 4, 2025 at 1:00 p.m. at Speros Visioning Center -16828 Visioning Center Road, Land O'Lakes,

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. to consist of, among other things, stormwater management, roadways, water, wastewater, and reclaim water systems, and any other lawful improvements or services

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when

Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph. (407) 723-5900 at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

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

District Manager January 3, 10, 17, 24, 2025

25-00015P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 903022 from Zephyrhills Municipal Airport Attn: Nathan Coleman. Application received: September 18, 2024. Proposed activity: A new box hangar project is proposed at the airport. The project includes two box hangars, its associated parking lot, apron, and ponds, and it connects to the new Taxiway F. Project name: Zephyrhills Municipal Airport - Taxiway F and Box Hangar at Zephyrhills Municipal Airport (ZPH). Project size: 1 acre. Location: Section(s) 13, Township 26 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

January 3, 2025

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a regular meeting on January 17, 2025 at 5:00 p.m., at the Long Lake Reserve Amenity Centerting of Lake Reserve Amenity Centerting of the second contract of the Long Lake Reserve Amenity Centerting of the Lake Reserve Amenity C ter, 19617 Breynia Drive, Lutz, 33558 for the purpose of considering any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal hours or by visiting the District's website,

http://www.parkviewatlonglakeranchcdd.net/.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

January 3, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: Notice is hereby given that on 01/16/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 35550 SO-PHIE DR ZEPHYRHILLS, FL 33541 pursuant to Florida Statute 713.585. 1FT7W2BT7KEE91091 2019 FORD 21841.69 Lienor Name: MECHANI-CAL & TOWING SERVICES, INC Lienor Telephone #: 813-697-1791 MV License #: MV113144 Location of Vehicles: 35550 SOPHIE DR ZEPH-YRHILLS, FL 33541

25-00011P



FIRST INSERTION

Affordable Secure Storage - Hudson **Public Notice** Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

B10: Denilda Rodriguez Q12: Michael Gilio P04: Denilda Rodriguez O04: Denise Lunsford S04: Edward Hackett WH11: Edward Hackett

SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE January 18th2025 AT OR AFTER: 11:00 A.M. January 3, 10, 2025 25-00023P

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 **Angeline Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Angeline Community Development District shall be held at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558 at 6:00 p.m. The meeting dates are as follows:

January 14, 2025 February 11, 2025 March 11, 2025 April 8, 2025 May 13, 2025 June 10, 2025 July 8, 2025

August 12, 2025

September 9, 2025 The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze Connected, LLC d.b.a. Breeze ("Breeze"), 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 565-4663, one week prior to

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Breeze at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing

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

Breeze, District Management

January 3, 2025

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 18.60 acres known as Handcart Road Ponds & Mass Grading.

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

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 substantial 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.

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE HOPE INNOVATION DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Hope Innova-tion District ("District") on February 4, 2025 at 1:00 p.m. at Speros Visioning Center -16828 Visioning Center Road, Land O'Lakes, FL 34638.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on December 27, 2024.

The Rules of Procedure may 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, prequalification, 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.

Specific 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's Office at PFM Group Consulting LLC at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District 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 at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Lynne Mullins District Manager January 3, 2025

25-00014P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001825 IN RE: ESTATE OF JACQUELINE W. CAMERON

Deceased. The administration of the estate of JACQUELINE W. CAMERON, deceased, whose date of death was April 16, 2024, and whose social security number ends in 3936, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Probate Department, 38053 Live Oak Avenue, Dade City, FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 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 publication of this notice is January 3, 2025.

/s/ Regina Lynn Cameron REGINA LYNN CAMERON

/s/ Alan F. Gonzalez Alan F. Gonzalez, Esquire Attorney for Personal Representative Florida Bar No.: 229415 WALTERS LEVINE & DeGRAVE 601 Bayshore Blvd., Suite 720 Tampa, Florida 33606 (813) 254-7474 AGonzalez@walterslevine.com January 3, 10, 2025 25-00010P

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-011400-ES IN RE: ESTATE OF

DONNA H. TEMPLIN, Deceased. The administration of the Estate of

Donna H. Templin, Deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. 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 SECTION 733.702, FLORIDA STAT-UES, 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 January 3, 2025.

Mary L. Russell Personal Representative P.O. Box 7117

St. Petersburg, FL 33734 McFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A. s/ Gary W. Lyons Gary W. Lyons, Esq. Attorney for Petitioner Florida Bar No. 268186 1659 Achieva Way, Suite 128 Dunedin, Florida 34698 Telephone: (727) 461-1111 glyons@mglegalteam.com probateteam@mglegalteam.com January 3, 10, 2025 25-00018P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1994 IN RE: ESTATE OF CARL A. LEBO,

aka CARL ALBERT LEBO **Deceased.**The administration of the estate of

CARL A. LEBO, also known as CARL ALBERT LEBO, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary 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: January 3, 2025.

Signed on this 5th day of December, 2024. 12/26/2024.

PAUL AMOS LEBO Personal Representative

620 85th Street Marathon, FL 33050 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440

Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com 25-00006P January 3, 10, 2025

FIRST INSERTION

NOTICE TO CREDITORS RE: JOYCE E. HATFIELD MCDUFFIE, Deceased

TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled The JOYCE ELAINE HATFIELD TRUST Dated DECEMBER 18, 1996 Restated December 8, 1998.

The name(s) and address(es) of the Trustee(s) is/are set forth below

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is January 3, 2025.
W. CLIFF McDUFFIE, Co-Trustee

6130 17th St, Zephyrhills, FL 33542-2606

813-833-3704 NINA SNEZANA HATFIELD a.k.a. SNEZANA MILICEVIC HATFIELD,

Co-Trustee 7138 James St, Port Richey, FL 34668-1426 727-608-9241 January 3, 10, 2025 25-00009P



--- ESTATE ---

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2024-CP-1886-WS

FIRST INSERTION

IN RE: ESTATE OF LEONARD RAY CLEMENTS Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of LEONARD RAY CLEMENTS, deceased, File Number 51-2024-CP-1886-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was September 26, 2024; that the total value of the estate is \$1,500.00and that the names and addresses of those to whom it has been assigned by such order are:

Address Name ${\tt LEONARD\,RAY\,CLEMENTS,JR}$ 947 East 24th Street Buena Vista, VA 24416

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. NOT-WITHSTANDING 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 January 3, 2025.

Person Giving Notice: LEONARD RAY CLEMENTS, JR. 947 East 24th Street

Buena Vista, VA 24416 Attorney for Person Giving Notice DONALD R. PEYTON Attorney Florida Bar Number: 516619 7317 LITTLE ROAD NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com 25-00007P January 3, 10, 2025

OFFICIAL COURTHOUSE **WEBSITES**



MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000938 IN RE: ESTATE OF ROBERT THOMAS SALVO Deceased.

The administration of the estate of Robert Thomas Salvo, deceased, whose date of death was February 16, 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 date of first publication of this notice is January 3, 2025.

Personal Representative: Deborah A. Quintana 9729 E. 2nd Street

Tucson, Arizona 85748 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: $courts ervice @\,elder law center.com,$ samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652Telephone: (727) 842-1001 January 3, 10, 2025 25-00008P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File NO.: 24-CP-0001326 IN RE: ESTATE OF JOHN BAUMGARTNER Deceased.

An ancillary administration for the estate of JOHN BAUMGARTNER, deceased, whose date of death was 12/25/23, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of petitioner, his attorney, and designated agent 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 OR 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

A 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 speci-

fied under s. 732.2211. 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

DEATH IS BARRED. The first publication date of this no-

tice is January 3, 2025.

Eric Parker 1187 Apache Dr, Wauseon, OH 43567 Atty SARAH J. CORNEY Florida Bar No98342, 4Seagate, Fl.9, Toledo, OH 43604. Res. Agent: Atty Rosemary Howard, 1995 Woodlake Dr, Suite3,

25-00019P

Fleming Island, FL 32003.

January 3, 10, 2025

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 20-24 -CA-001607-CAAX-ES

PENNYMAC LOAN SERVICES, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI; LONGLEAF HOMEOWNER'S ASSOCIATION, INC.: MICHAEL BALTES: BRITTA RAPP; UNKNOWN TENANT IN

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered

POSSESSION OF THE SUBJECT

PROPERTY.

in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 27 day of January, 2025, the following described property as set

forth in said Final Judgment, to wit:

LOT 15, BLOCK 1, MEADOW POINTE PARCEL 12 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 1713 SASSAFRAS DR, WESLEY CHA-PEL, FL 33543

IF YOU ARE A PERSON CLAIMING 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

THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS.

--- ACTIONS / SALES ---

FIRST INSERTION

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

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 23 day of December 2024.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

24-01152

January 3, 10, 2025 25-00003P

FIRST INSERTION

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

FINANCE OF AMERICA REVERSE

FLORIDA CASE NO. 2023CA004254CAAXWS

LLC, Plaintiff, vs.

BRIAN MOSS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 21, 2024, and entered in 2023CA004254CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein FINANCE OF AMERICA RE-VERSE LLC is the Plaintiff and BRIAN MOSS; KEVIN J KEANE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DE-VELOPMENT; KEVIN J. KEANE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN B. KEANE, DECEASED 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 21, 2025, the following described property as set forth in said Final Judg-

ment, to wit: LOT 2464, BEACON WOODS GREENSIDE VILLAGE, AC CORDING TO PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PASCO COUNTY FLORIDA, PLAT BOOK 23, PAG-ES 54 THROUGH 56.

Property Address: 8031 EACON CT, BAYONET POINT, FL 34667 Any person claiming an interest in the surplus from the sale, if any, other than

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

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 informa-

tion regarding transportation services.

Dated this 23 day of December,

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 23-132574 - NaC January 3, 10, 2025 25-00005P

FIRST 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. 2024CA001760CAAXWS SELENE FINANCE, LP,

Plaintiff, vs. LAURA MESIAS, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 09, 2024 in Civil Case No. 2024CA001760CAAX-WS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SELENE FINANCE, LP is Plaintiff and Laura Mesias, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 23rd day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 163 of the unrecorded plat of Sea Pines, Unit 7; a portion of Section 14, Township 24 South, Range 16 East, Pasco County, Florida; commence at the Southeast corner of the Southwest 1/4 of said Section 14; thence run along the East line of the West 1/2 of Section 14, North 0°05'02" West, a distance of 1,417.42 feet; thence North 89°35'46" West, distance of 20.25 feet; thence North 0°03'14" East, a distance of 550 feet; thence South 89°35'46" East, a distance of 620 feet for a Point of Beginning; thence North 0°03'14" East,

a distance of 100 feet; thence South 89°35'46" East, a distance of 75 feet; thence South 0°03'14" West, a distance of 100 feet; thence North 89°35'46" West, a distance of 75 feet to the Point of Beginning.
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

By: /s/ Sara Collins
Sara Collins, 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: MRService@mccalla.com Fla. Bar No.: 53992 24-10041FL

January 3, 10, 2025 25-00004P

FIRST INSERTION

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

CASE NO.: 2023-CA-003554 WS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1,

ANTHONY CONSTANTIN A/K/A ANTHONY CONSTANTIN, SR.,,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 9, 2024, and entered in Case No. 2023-CA-003554 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificate Holders Of CWABS Inc., Asset-Backed Certificates, Series 2006-ABC1, is the Plaintiff and Anthony Constantin a/k/a Anthony Constantin, Sr., Anthony Constantin, Jr., Goodleap, LLC, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco. realforeclose.com, Pasco County, Florida at 11:00 am on the January 23, 2025 the following described property as set forth in said Final Judgment of Foreclosure::

LOT 805, LESS THE NORTH 1 FOOT THEREOF, FOREST HILLS, UNIT NO. 24, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 25,

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 1516 ROUNDTREE RD HOLIDAY FL 34690

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

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

Port Richev or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least

Phone: 727.847.8110 (voice) in New

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 trans-

portation 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 23 day of December, 2024.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. IN/23-000592 Jauary 3, 10, 2025 25-00001P FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY,

FLORIDA CIVIL DIVISION: CASE NO .:

51-2024-CA-002043-CAAX-WS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

DANIELLE WEATHERS; BEACON WOODS CIVIC ASSOCIATION, INC.: UNKNOWN SPOUSE OF DANIELLE WEATHERS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 21 day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1248, BEACON WOODS VILLAGE 5-C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 130 AND 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 12607 BLACKBERRY ROW, HUDSON,

FL 34667 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 THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS. 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 noti-fication 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 23 day of December 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02121

January 3, 10, 2025 25-00002P

--- 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 Fore-closure 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.: 06-26-16-0030-0000-0580 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 25-00022P January 3, 10, 2025

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, 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 Richev, 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 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

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 Richev, 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

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, 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 prop-

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 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 scheduled annearance 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

Bv: Kvle Melanson, Esq FBN 1017909 Dec. 27, 2024; Jan. 3, 2025

24-02335P

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 Pinehurst Rd. Dunedin, FL 34698 Dec. 27, 2024; Jan. 3, 2025 24-02321P

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 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 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 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY LAIM 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.comsbechtel@getyourlegalaction.com Florida Bar Number: 98591 The Law Firm of Douglas G. Jackson, P.A.

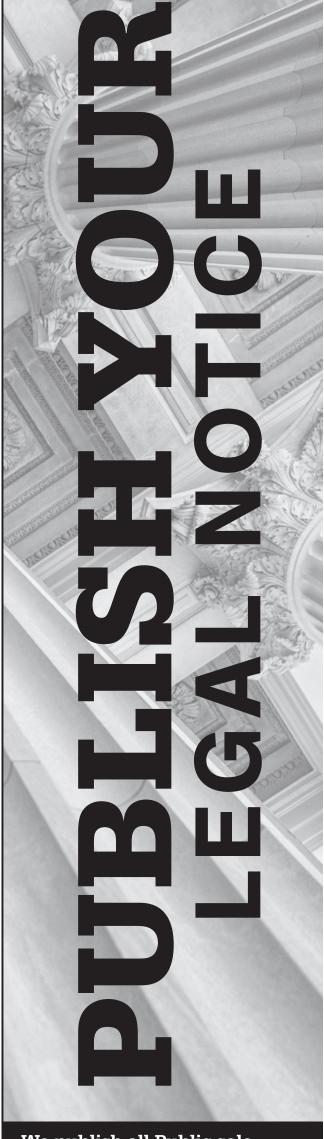
P.O. Box 13596 St. Petersburg, FL 33733 $\,$ Telephone: 800-704-6045 Fax: 727-614-8445 Dec. 27, 2024; Jan. 3, 2025

24-02320P

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.



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





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 highspeed 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.



ypes Of Public Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Government Meetings $^{\lor}\Box$ and Hearings

Land and Water Use



Creation of Special Tax Districts





School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property

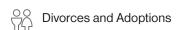


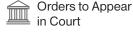
Permit and License **Applications**

Mortgage Foreclosures









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



202 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

Commercial Notices **Court Notices** Citizen Participation Notices **Government Meetings** Mortgage Foreclosures Unclaimed Property, Land and and Hearings Water Use L ∆ Banks or Governments Name Changes Meeting Minutes or Creation of Special Delinquent Tax Lists, Summaries Tax Districts Tax Deed Sales **Probate Rulings** Agency Proposals School District Reports **Government Property Divorces and Adoptions** Sales Proposed Budgets and Zoning, Annexation and Orders to Appear Land Use Changes Permit and License in Court **Applications**

Stay Informed, It's Your Right to Know.

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SECOND INSERTION

--- ACTIONS / SALES ---

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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, 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:

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, FLORIDA.

Property Address: 4681 WAN-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

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 informa-tion 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CALVARY SPV I LLC; JP MORGAN

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..

Defendants.

Notice is hereby given that pursuant to the Summary Final Judgment of Fore-closure 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-NA, SEVAN HANNA, UNKNOWN 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 Defendants 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 DIS-TANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

IF YOU ARE A PERSON CLAIMING 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 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

SECOND INSERTION

PASCO COUNTY

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 24-02312P

SECOND 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

Name(s) in which assessed: 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

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

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02299P

Deputy Clerk

SECOND 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

SECOND 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

SECOND 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

SECOND 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

24-02298P

FOURTH INSERTION

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

Case No.: 2024DR006207DRAXWS IN RETHE MARRIAGE OF: YENEY MORALES GONZALEZ, Petitioner/Wife, and

FAMILY LAW DIVISION

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 Avo 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

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 24-02250P

FOURTH 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, TAI QUAN HUANG

Address Unknown YOU ARE NOTIFIED that an AC-

TION FOR DISSOLUTION OF MAR-RIAGE, has been filed against you.

Respondent/Husband TO: TAI QUAN HUANG

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 the Circuit Court's office. You may review these documents upon

request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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

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

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 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

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000181TDAXXX

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 #: 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

SECOND 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

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

--- TAX DEEDS ---

SECOND 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

SECOND INSERTION

Notice of Application for Tax Deed 2024XX000183TDAXXX NOTICE IS HEREBY GIVEN,

That BOLLENBACK 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

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 24-02311P

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

IN THE ESTATE OF ALLEN T.

WRIGHT, DECEASED, et al.

WHO MAY CLAIM AN INTEREST

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclo-

sure dated September 03, 2024, and

entered in 2021CA001900CAAXWS

of the Circuit Court of the SIXTH Ju-

dicial 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

I TRUST.

Defendant(s).

SECOND 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. 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: 06/01/2021Description 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

SECOND 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 THEREOE AS RE-

CORDED IN PLAT BOOK 26.

PAGE 36, OF THE PUBLIC RE-

CORDS OF PASCO COUNTY.

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

in order to participate in this proceed-

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

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 hear-

ing impaired. Contact should be initiat-

ed at least seven days before the sched-

uled 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 ac-

commodate such requests. Persons with

disabilities needing transportation to

court should contact their local public

transportation providers for informa-

tion regarding transportation services.

By: \S\Danielle Salem

Danielle Salem, Esquire

Communication Email:

dsalem@raslg.com

SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

20-079827 - RaO

Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ,

6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

24-02316P

Dec. 27, 2024; Jan. 3, 2025

Dated this 19 day of December, 2024.

FLORIDA.

FL 34654

SECOND INSERTION

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

SECOND INSERTION

Notice of Application for Tax Deed

NOTICE IS HEREBY GIVEN, That BOLLENBACK FAMILY

Certificate #: 1506155 Description of Property:

BLK 176 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 31 & 32

DARRELL GENE DREW PAMELA ANN DREW

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

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

24-02308P

Notice of Application for Tax Deed 2024XX000174TDAXXX

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

Certificate #: 1507996 Description of Property:

All of said property being in the County of Pasco, State of Florida

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.

24-02302P

NOTICE IS HEREBY GIVEN,

sessed are as follows:

GLENDALE HEIGHTS PB 5 PG 146 LOT 39 OR 3701 PG 125 Name(s) in which assessed:

December 11, 2024

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

SECOND INSERTION

NOTICE OF FORECLOSURE SALE Property Address: 8904 PLANT-ERS LN, NEW PORT RICHEY, 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 2022CA002754CAAXWS 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,

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

the following described property as set

forth in said Final Judgment, to wit:

PASCO COUNTY, FLORIDA. Property Address: 12501 SHAD-OW 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) 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 22-048789 - NaC Dec. 27, 2024; Jan. 3, 2025 24-02318P

SECOND 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

SECOND 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. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1906152 Year of Issuance: 06/01/2020 Description of Property: 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 1528 OR 8326 PG 607 Name(s) in which assessed:

JUDITE DASILVA JUDITE DA SILVA 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

24-02304P

--- SALE ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, F.S. IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA

CASE NO: 2024-CA-001950 AVALON PARK WEST RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida $not-for-profit\ corporation,$ Plaintiff, v. RICHARD MICHELSON,

STEPHANIE MICHELSON, AND UNKNOWN TENANT(S), Defendant(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

Phase 1 Parcel "D", according to the map or plat thereof, as re-corded 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 Phone: (407) 395-4766 Fax: (407) 890-5177 pleadings@ruggierilawfirm.comAttorney for Plaintiff

24-02330P

SECOND INSERTION

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

CASE NO. 2024CA001581CAAXWS

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST 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 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

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

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.

RICHEY, FL 34653

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 Richev: (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 informa-

tion regarding transportation services. Dated: December 18, 2024 Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com

24-02314P

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

Final Judgment, to wit:

SECOND 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: 06/01/2016Description 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

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

Name(s) in which assessed:

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

SECOND INSERTION

Notice of Application for Tax Deed

2024XX000185TDAXXX

FAMILY

BOLLENBACK

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,

2024XX000180TDAXXX

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:

Year of Issuance: 06/01/2016 15-25-17-0100-17600-0310

OR 3762 PG 740 Name(s) in which assessed:

of Pasco, State of Florida

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

Deputy Clerk

SECOND INSERTION

Year of Issuance: 06/01/2016 10-25-16-0010-00000-0390

GEORGE W STRAIN III

Unless such certificate shall be

Office of Nikki Alvarez-Sowles, Esq.

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

forth in the Final Judgment, to wit: Lot 8, Block 24, New River Lakes

Dec. 27, 2024; Jan. 3, 2025

NOTICE OF FORECLOSURE SALE

CAG NATIONAL FUND III LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES BENEFICIARIES, GRANTEES,

Defendants. 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:

/s/ Audrey J. Dixon Audrey J. Dixon, Esq. Phone: (404) 474-7149 Dec. 27, 2024; Jan 3, 2025

PASCO COUNTY

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY Case No.

2024CA001717CAAXWS STEFAN POHLMAN, 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 DELITSCH ZENTRAL-GENOSSENSCHAFTSBANK,

TO: THE ESTATE OF PETER BAKOWSKI

Last Known Address: Unknown

Cunent 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 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,

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

JUSTIN DYKAS, et al.

Plaintiff, vs.

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant 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 high-

est and best bidder for cash at www.

pasco.realforeclose.com, at 11:00 AM, on January 14, 2025, the following de-

scribed property as set forth in said Fi-

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

 $89^{\circ}57^{\circ}23^{\circ}$ 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,

nal Judgment, to wit:

having a radius of 680.00 feet, a central angle of $8^{\circ}04^{\circ}55^{\circ}$ (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

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

Property Address: 41305 DYKAS

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

in order to participate in this proceed-

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

to the provision of certain assistance.

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 initiat-

ed at least seven days before the sched-

uled 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 ac-

commodate such requests. Persons with disabilities needing transportation to

court should contact their local public

transportation providers for informa-

Dated this 18 day of December, 2024

tion regarding transportation services.

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

ROBERTSON, ANSCHUTZ,

6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Service Email: flmail@raslg.com

Dec. 27, 2024; Jan. 3, 2025

Telephone: 561-241-6901

Facsimile: 561-997-6909

Communication Email:

dsalem@raslg.com

PARTNERS, PLLC

24-181218 - NaC

SCHNEID, CRANE &

Attorney for Plaintiff

contact: Public Information

THE POINT OF BEGINNING.

LN, DADE CITY, FL 33525

45.031.

SECOND INSERTION

24-02331P

SECOND INSERTION

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 de scribed 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

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,

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

SECOND 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.

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 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 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

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

SECOND 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

 $VIN~\sharp 5TDZKRFHTGS135373$ 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

Hiday & Ricke PA PO Box 550858 Jacksonville, FL 32255

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

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

CHRIS NOCCO, as Sheriff

SECOND 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 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, 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 mort-

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

SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2024CA001079CAAXWS Everett Financial, Inc. dba Supreme Lending,

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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F01352 Dec. 27, 2024; Jan. 3, 2025

24-02315P

SECOND 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 $30~\mathrm{DAYS}$ 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, 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

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

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24-02319P