







--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO. 2023CA003138**

**BANK OF AMERICA, N.A., Plaintiff, vs. MELISSA AOUN, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 21, 2024 in Civil Case No. 2023CA003138 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Melissa Aoun, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 4th day of February, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 12, BLOCK E, CONCORD STATION PHASE 1 - UNITS "A" AND "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-00151FL  
January 10, 17, 2025 25-00065P

FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**

**Case No.: 2023CA004332**

**BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff, vs.**

**ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST PEARL ABRAHAMS, VILLAGE OF GLENWOOD CONDOMINIUM ASSOCIATION, INC., BEACON WOODS CIVIC ASSOCIATION, INC., ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST MELVILLE GEORGE ABRAHAMS, SUSAN E. ABRAHAMS, MICHAEL C. ABRAHAMS, TRACY ABRAHAMS, HOWARD BARRY ABRAHAMS, DOMINIQUE FAWN ABRAHAMS, Defendant(s).**

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 10, 2024, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on the 3rd day of February 2025 at 11:00 a.m. Eastern Time, the following described property:

Unit No. E of Building 35 of GLENWOOD VILLAGE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1210, Page 1656, and all exhibits and amendments thereof, and recorded in Plat Book 20, Page 108, Public Records of Pasco County, Florida, together with an undivided share in the common elements appurtenant thereto.  
Property Address: 7523 Greystone Drive, Hudson, Florida 34667.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Judicial Circuit Court Administration at 38053 Live Oak Avenue, Dade City, FL 33523 (352) 521-4542 at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

Dated this 3rd day of January 2025.  
LAW FIRM OF GARY M. SINGER, P.A.

Counsel for Plaintiff  
12 S.E. 7th Street, Ste. 820  
Fort Lauderdale, FL 33301  
Telephone: (954) 851-1448  
Facsimile: (954) 252-2189  
service@garysingerlaw.com  
singer@garysingerlaw.com  
By: /s/ Gary M. Singer  
Gary M. Singer, Esq.  
Florida Bar No. 544906  
January 10, 17, 2025 25-00030P

FIRST INSERTION

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

**Case No. 2024CA002346CAAXWS**

**NATIONSTAR MORTGAGE LLC Plaintiff vs. RHONDA LARSEN; CAPITAL ONE BANK (USA), N.A. et al., Defendants**

TO: Rhonda Larsen and All unknown parties claiming by, through, and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants  
1421 Normandy Blvd  
Holiday, FL 34691

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pasco County, Florida regarding the subject property with a legal description, to-wit:

Lot 608, HOLIDAY LAKE ESTATES - UNIT NINE, according to the map or plat thereof as recorded in Plat Book 9, Pages 132 and 133, Public Records of Pasco County, Florida

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the

Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 2/9/25, and file the original with the clerk of this court at 7530 Little Road - Suite 220, New Port Richey, Florida 34654 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 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 ON DEC 27 2024  
Nikki Alvarez-Sowles  
CLERK OF THE COURT  
(SEAL)  
Melanie Gray  
As Deputy Clerk  
January 10, 17, 2025 25-00025P

FIRST INSERTION

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

**CASE NO. 2024CA002577CAAXWS**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.**

**GARY A. GOODMAN A/K/A GARY GOODMAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

TO: GARY A. GOODMAN A/K/A GARY GOODMAN  
Last Known Address  
1516 SENTINEL ST  
HOLIDAY, FL 34690  
Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:

LOT 695, CREST RIDGE GARDENS-UNIT SEVEN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE

134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before 02/10/25, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

DATED ON January 7, 2024.  
As Clerk of the Court  
(SEAL) By: Kalen McCutcheon  
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
(954) 564-0071  
answers@dallegal.com  
1496-207930 / YP2  
January 10, 17, 2025 25-00060P

FIRST INSERTION

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

**CASE NO.: 2024CA002902CAAXWS**

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2023-C, MORTGAGEBACKED SECURITIES, SERIES 2023-C, Plaintiff, vs.**

**B. PAULA KUBES; UNKNOWN SPOUSE OF B. PAULA KUBES; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et al. Defendant(s).**

TO: B. PAULA KUBES  
(Current Residence Unknown)  
(Last Known Address(es))  
3302 COLCHESTER COURT  
HOLIDAY, FL 34691

ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS  
(Last Known Address)  
3708 BEACON SQUARE DRIVE  
HOLIDAY, FL 34691

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 1522, OF BEACON SQUARE, UNIT 13-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 103, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A: 3302 COLCHESTER COURT, HOLIDAY, FL 34691.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 02/10/25, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) 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 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.

WITNESS my hand and the seal of this Court this 30th day of December, 2024.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of the Court and/  
or Comptroller  
/s/ Haley Joyner  
Signature

Print Name if Deputy Clerk  
Brian L. Rosaler, Esquire  
POPKIN & ROSALER, P.A.  
1701 West Hillsboro Boulevard,  
Suite 400  
Deerfield Beach, FL 33442  
Attorney for Plaintiff  
24-51543  
January 10, 17, 2025 25-00029P

PUBLIC NOTICE

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

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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

LV18237\_V15

Q&A

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV18237\_V13



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

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

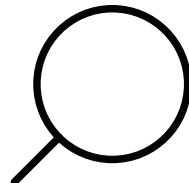


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

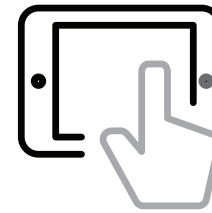
**Verifying publication is difficult-to-impossible on the web.**

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



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

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

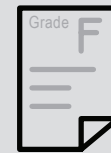


**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

**Stay Informed, It's Your Right to Know.**

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

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





