PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORÂGE \sharp 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432 Time: 09:00 AM

Sale to be held at www.storagetreasures.com.

1138 - Barrett, Samantha; 1146 - Rodriguez, Esmeraldo; 1195 - Riley, Loretta; 1209 - Maner, Martika; 1210 - Eberly, Christopher; Chri2109 - Hankins, Gianna; 2112 - Gleason, Laura; 2137 - hughes, Frank; 2218 - Honecker, Tina; 3209 - Harris, Frank; 3228 - garcia, Arlet; 3297 - lessard, daniel; 7000 - Oquendo, Charles; 7017 - Gillespie, Earl

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

01049 - Mitchell, Kenyah; 01097 - Belger, Sonny; 01104 - Serafini, Maggi Dominguez; 02071 - Yarde, Ron; 02106 - Witthoeft, Zachary; 02115 - Pellot, Karian; 03094 - Duhart, Shelderrick; 03112 - Morrissey, Bryan; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03212 - Serafini, Maggi Dominguez; 04011 - Ramos, Amaya; 04051 - Sauls, Jason; 04053 - Banks, Troy; 04060 - House, Samantha; 04082 - Tembo, Mutinta; 04086 - Montgomery, Durell; 04170 - slayton, Vickie; 04205 - Charlotten, - House, calinatinal, 04002 - Telinot, Mutanta, 04000 - Montgomery, Duren, 041/0 - Stayton, Anthony; 04206 - cortorreal, Tarsis; 04216 - Long, Jacqueline PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

016 - Heitzmann, Tonya; 043 - Braziel, Tonya; 045 - Gilpin-Moore, Damien; 089 - Quiles, Nina; 093 - SAEZ, MELINDA; 094 - Rosser, Linda; 103 - Weathers, Shelley; 155 - Garcia, Jorge; 189 - Dennis, Peggie; 227 - Pagliuca, Keith F; 282 - Fabrizi, Michael PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578

Time: 10:45 AM

Sale to be held at www.storagetreasures.com. 11006 - Mitchelle, Christine; 11058 - Taylor, Jayden; 11059 - Andrews, Julie; 11131 - Francis, Norman: 11176 - Covle. Charles: 11218 - Seibel, Stephanie; 11272 - Love, Ozell; 12077 - Mann, Akaila; 12095 - Smith, Dylan; 12290 - Rieger, Joe; 13012 -Williams, Valisha; 13018 - Smith, Sebrina; 13034 - MEIER, STEPHANIE; 13080 - Carver, April; 13087 - Ryder, Mark; 13097 - Harrolle, Dillon; 13123 - Williams, Khorine; 13304 - Boggs, John; 13346 - thompson, skylar; B153 - Arnold, Andrew; B227 - Jeske, Jason; C204 - Howlett, Ezekiel; C214 - Thomas, Joe; C250 - Leddick, Leslie; C354 - Hobdy, Parrish; C372 - Swift, Brooke; C401 - briggs, William; C415 - Mickelsen, Geri; D136 - Lonsdale, Megan; D258 - Taylor, Erik; D266 - Tawney, Carlotta; D280 - Grafton, William; D294 - Ogletree, Tyrisha; D309 - Jackson, Kayla; D320 - Gresham, Amanda; D323 - Lonsdale, Megan

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392 Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

1204 - Riccardi-Sirico, D'Anna; 1380 - Florida Wellness Medical group Unger, Stephen; 1516 - Little, Devin; 1710 - Matlock, Byron; 1720 - Campbell, Christopher; 1812 - Vasquez, George; 2017 - Guza, Jay; 2402 - Little, Devin; 2413 - green, jeff

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A0012 - Konof, Nicole: A0044 - manzi, Robin: A0076 - Smudde, Alexis: E1104 - Lee, Monica: E1135 - Reeves, Gloria: E1159 -Smith, Warren; E1168 - Whipkey, Heather; E1182 - marrero, marsha; E1185 - marrero, marsha; E1198 - Cardona, Juan David; $E1231-Johnson, Monique; E22\dot{9}4-Rivera, Rosa; E2312-Murray, Lanai; E2314-Carr, Colton; E2326-Young, Kristin; E2329-Lanai; E2314-Carr, Colton; E2326-Young, Kristin; E2326-Lanai; E2314-Carr, Colton; E2326-Lanai; E2326-Lana$ - Delgado, Nilda

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059 Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0A219 - Tucker, Erica; 0B007 - Gifford, Justin; 0B031 - diesing, Ashley; 0B032 - Alligood, Amy; 0B039 - Mcgovern, Brittney; OB052 - coyne, Kathleen; OB107 - Dovi, Lupe; OC010 - Santos, Melonie; OC030 - KHUBRANI, ABDULAZIZ; OC133 - Humphreys, Leyla; OD001 - Popovich, George; OD002 - Sandner, Christina; OE010 - Franceschini, Melanie; OE018 - Wyatt, Monike; OE115 - Knox, Tracy; OE127 - Brooks, Shirley; OE140 - Hill, Jakaila; OE183 - Karnow, Ciarra; OE186 - Chapman, Matthew; 0E197 - Matos, Raimundo

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

013 - Peterson, Sophia; 041 - christopher, Matthew; 071 - Bomhardt, Anne; 072 - Johnson, Akira; 104 - Terry, Kerry; 106 - jr, Raul Estrada; 112 - Floyd, Kassidy; 161 - Davis, Zoe; 167 - Sawyer, Nathan; 180 - Merola Bond, Jacqueline; 183 - Merola Bond, Jacqueline; 216 - Kaszubski, Kathy; 222 - Long, Krystal Rose; 233 - Cruz, kimberly; 244 - Carter, Melissa; 266 - Danapas, John; 327 - Likly, Mary Kathryn; 328 - flynn, lawrence e; 339 - Harris, Andre; 362 - Hof, Amarilis; 436 - Davis, Tiffany; 452 -Moorehead, Susan; 477 - BONETA, Christina M; 481 - Scydick, Terry; 500 - Davis, Tiffany; 522 - Kubovy, Milos; 584 - Graham, Robert; 595 - munday, Aja

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059 Time: 12:30 PM

Sale to be held at www.storagetreasures.com. \\

1020 - Niemczyk, Krista; 1127 - Weaver, Melissa; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1190 - rivers, marcus; 1214 - Russella, James; 1219 - Glynn, Danielle; 2012 - Bachier, Jose; 2047 - Pacheco, Yasmin; 2064 - Rieger, Shannon; 2107 - Johnson, Tyjie; 2108 - Berry, Summer; 2142 - brush, Tiffany; 2147 - Deblasio, Daniel; 2191 - Manriquez, Esperanza; 2235 - Casique, Ingrid; 2261 - Smith, Dana; 2266 - McNamara, Amy; 3017 - Drake, Alyssa; 3037 - Sickle, Tracy Van; 3185 - Chauncey, Brandon; 3207 - Hernandez, Yvan Reyes; 3209 - COLEY, INTIMATE SHERMIRA; 3229 - Kirk, America; 3255 - Rivera, Jorge; 3258 -

Grays, Mary; 3264 - Slater, Shaukieona; 3324 - Chancelor, Justin; RV04 - Hart, Joshua PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964

Time: 12:40 PM

Sale to be held at www.storagetreasures.com. \\

1011 - Dovi, Lupe; 1033 - Dickinson, Kelly; 1035 - Slavin-Meszaros, Colleen; 1087 - Lock, Annette; 1137 - Molina, Steven; 1138 - Graves, Carol; 2154 - Atchison, Jessica; 2221 - Fahey, John; 2243 - Keister, John; 3056 - White, Elna; 3067 - Smith, George; 3072 - Kowanko, Robert; 3075 - White, Elna; 3091 - Gordon, Nicole; 3114 - Decot, Liz; 3126 - Graves, Stephen; 3149 - Martin, David: 3209 - Christie, Martin: 4040 - Collins, Pamela: 4046 - Glade, Connie: 4049 - Hillis, Dean

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

January 10, 17, 2025 25-00043P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TOTAL HEALTH AND WELLNESS located at 12609 5TH ISLE in the City of HUDSON, Pasco County, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of December,

TOTAL HEALTH BRANDS, LLC 25-00053P January 10, 2025

FICTITIOUS NAME NOTICE

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Florens Bardhi / DRION & FLORENS LLC will engage in business under the fictitious name BRAVO NY PIZZERIA. with a physical address 1930 Larkspur Ct Trinity, FL34655, with a mailing address 764 E Lake Rd Palm Harbor, FL 34685, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

January 10, 2025

25-00049P

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NOTICE OF BOARD MEETING DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

FIRST INSERTION

Notice is hereby given that the Board of Supervisors ("Board") of the Dupree Lakes Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, January 21, 2025, at 6:00 PM at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestedd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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 contact-

ing the District Manager. Each person who decides to appeal any action taken at these meetings 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.

Jason Greenwood, District Manager

Governmental Management Services - Tampa, LLC 25-00045P January 10, 2025

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR ANGELINE COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services

The Angeline Community Development District ("District"), located entirely within Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, recreational facilities and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Âny firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement"), of its qualifications and past experience. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) the Applicant's willingness to meet time and budget requirements; c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County, Florida; d) the geographic location of the Applicant's headquarters and offices; e) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling

District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of the proposal by 3:00 p.m. on February 3, 2025 to the attention of Larry Krause, Breeze Connected, LLC d.b.a. Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements.

Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10.000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

25-00044P January 10, 2025

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, January 21, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jlansford@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings 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.

Jordan Lansford, District Manager ental Management Services – Tampa, LLC

January 10, 2025 25-00046P

FIRST INSERTION

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board"), of the New Port Corners Community Development District (the "District") will hold its organizational meeting on January 22, 2025, at 1:00 p.m. at the offices of Rizzetta & Company, Inc., located at 5844Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The District is located South of Massachusetts Avenue/Decubellis Road and North of Plathe Road, abutting both the East and West side of Little Road, and the North and South side of Dusty Lane in Pasco County, Florida. The purpose of the meeting is to consider the appointment of staff including, but

not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds: and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (813) 933-5571 ("District Manager's Office").

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

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 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 by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

New Port Corners Community Development District Debby Wallace

District Manager January 10, 2025

25-00047P

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case Number: 2024-CA-001239

IN RE: FORFEITURE OF: \$4,103.00 (Four Thousand One Hundred Three Dollars) in U.S.

ALL PERSONS who claim an interest in the following property: \$4,103.00 (Four Thousand One Hundred Three Dollars) U.S. Currency, which was seized because said Currency is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 24, 2024, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Currency when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, Florida 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

January 10, 17, 2025 25-00040P

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case Number: 2024-CA-002110 IN RE: FORFEITURE OF: One (1) 2004 Triumph Motorcycle 600 VIN: SMT805GF24J190167

ALL PERSONS who claim an interest in the following property: One (1) 2004 Triumph Motorcycle 600, VIN: SMT-805GF24J190167, which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes. by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about July 20, 2024, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 3247 Lakeland Hills Blvd, Lakeland, FL 33805, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. January 10, 17, 2025 25-00041P

FIRST INSERTION NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on January 29th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise ar-

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM Bonnie Brisson B426

B484 Kevin Clark R125 Eric Helke B433 Walter Hendricks B64-65 Kevin Kane

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 Daniel Besuglow

D16 Eduard Blanco Priscilla Green C47 Eric Heppard F10 Erin Hostetter Immediately Following at

U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 John Bueno

Matthew Fritz C42 Felix Alberto Lozan January 10, 17, 2025 25-00057P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 28, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com to begin on-line January 17, 2025, at 6:00am and ending January 28, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Erik N. Johnson F005 Branden Schrecengost I204 Vincent W. Witz C109 January 10, 17, 2025 25-00059P

FIRST INSERTION

NOTICE OF BOARD MEETING AND CLOSED SESSION OF THE BOARD OF SUPERVISORS OF UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Union Park East Community Development District ("District") will be held on Wednesday, January 22, 2025, at 6:30 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wes ley Chapel, Florida 33543. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days 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) / 1-800-955-8771 (TT 955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager January 10, 2025

25-00048P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of My Pickleball Scorekeeper located at 4319 Cairoli Ct, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 3rd day of January, 2025.

James Cunningham January 10, 2025 25-00051P

According to Florida Statute

MyPickleballScorekeeper.com located at 4319 Cairoli Ct, in the County of Pas-33543 intends to register the said name with the Division of Corporations of

Dated at Wesley Chapel, Florida, this 2nd day of January, 2025. 25-00050P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

FIRST INSERTION

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Waterboy Pump & Filtration located at 3534 Teeside Dr, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 30th day of December, 2024. WATERBOY FILTRATION & TREAT-

January 10, 2025 25-00052P

FIRST INSERTION

Notice Under Fictitious Name Law Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of co, in the City of Wesley Chapel, Florida the Department of State, Tallahassee,

James Cunninghma January 10, 2025

Notice of Public Sale:

The following personal property of: Isabelle Bowman Waiting will on February 4, 2025 at 9:00 a.m. at 3735 Hammock Road, Pasco County, Port Richey, FL 34668, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1989 Dodge Dynasty, VIN 1B3BC463XKD615953, TITLE NO: 47974485 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress Street, Tampa, FL 33607 January 10th and 17th, 2025 25-00042P

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 10:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida

33544 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 $33431,\,(561)\,\,571\text{-}0010,$ during normal hours or by visiting the District's website, http://www.parkviewatlonglakeranchedd.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 10, 2025

25-00055P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Legacy Analytics and Insights located at 13553 State Rd 54 #148 in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of January, 2025. Natalie Dillon January 10, 2025

25-00054P

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 01/24/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CRIC travel trailer bearing Vehicle Identification Number 1C9PM3528E2143024 and all personal items located inside the travel trailer. Last Tenant: Nancy Burnette and Andrew Necolettos II. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477). 25-00056P January 10, 17, 2025

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 28, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line January 17, 2025, at 6:00am and ending January 28, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Unit Kalliopi Lempidakis 193 25-00058P January 10, 17, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 01/24/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CRIC travel trailer bearing Vehicle Identification Number 1C9PM3528E2143024 and all personal items located inside the travel trailer. Last Tenant: Nancy Burnette and Andrew Necolettos II. Sale to be held at: Sweetwater RV Resort, 37647 Chancey

Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477). 25-00063P January 10, 17, 2025

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512024CP001969CPAXWS

Division I IN RE: ESTATE OF STEPHEN VALLAS AKA STEPHEN

P. VALLAS AKA STEPHEN PRESTON VALLAS Deceased.

The administration of the estate of STEPHEN VALLAS AKA STEPHEN P. VALLAS AKA STEPHEN PRES-TON VALLAS, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 10, 2025.

Personal Representative: KATRINA ANITÂ CUNNINGHAM AKA KATRINA CUNNINGHAM 3608 Gnat Hill Road

Manchester, Tennessee 37355 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ.

Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822

E-Mail: barbeps@msn.com Secondary E-Mail: maryellen_BEpstein@outlook.com January 10, 17, 2025 25-00032P

CHECK OUT YOUR



FIRST INSERTION

PASCO COUNTY

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

File No. 2024-CP-001997 IN RE: ESTATE OF LOUIS ANGEL LINARES Deceased.

The administration of the estate of Louis Angel Linares, deceased, whose date of death was July 27, 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732,2211, Florida Statutes.

The date of first publication of this notice is January 10, 2025.

Personal Representative: Michael Linares

7913 Starfire Way New Port Richey, Florida 34654 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 25-00033P January 10, 17, 2025

--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA File No. 2024CP001985CPAXWS PROBATE DIVISION IN RE: ESTATE OF ANTWON ROBINSON

Deceased. The administration of the estate of Antwan Robinson, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, 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.

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 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 10, 2025.

Personal Representative: Melanie Lynn Weaver Robinson

6136 Cecelia Drive New Port Richey, Florida 34653 Attorney for Personal Representative: Rodolfo Suarez, Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite $1620\,$ Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com

Secondary E-Mail:

January 10, 17, 2025

eservice@suarezlawyers.com

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 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 PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 10, 2025. Signed on this 5th day of December,

PAUL AMOS LEBO Personal Representative 620 85th Street

Marathon, FL 33050Rebecca 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 January 10, 17, 2025 25-00031P

FIRST INSERTION

25-00062P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1963

IN RE: ESTATE OF JOSEPH PETER LETIZIA Deceased.

The administration of the estate of JOSEPH PETER LETIZIA, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST

PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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 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

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 10, 2025.

Personal Representative: DEBORAH LOUISE LETIZIA 7625 Embassy Blvd.

Port Richey, Florida 34668 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE Attorney

Florida Bar Number: 97970 LYONS LAW GROUP PA 8362 Forest Oaks Blvd. Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com January 10, 17, 2025 25-00064P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP-001872 IN RE: ESTATE OF ALICE ANDERSON, A/K/A ALICE B. ANDERSON

Deceased.

The administration of the estate of Alice Anderson, NK/A Alice B. Anderson, deceased, whose date of death was May 13, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 East Live Oak Ave., Dade City, FL 33525-3894. The names and addresses of the personal representative

and the personal representative's attornev 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. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 10, 2025.

Personal Representative: /s/ Arleen Sessa Arlene A. Sessa 13521 Norman Cir. Hudson, Florida 34669

Attorney for Personal Representative: Robert W. Bible, Jr.

Attorney

Florida Bar Number: 561398 Pippen Law Group, PLLC 1920 East Bay Dr. Largo, FL 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 Email: Robert@attypip.com Secondary Email: Suzie@attypip.com 25-00038P January 10, 17, 2025

--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001814-WS IN RE: ESTATE OF ELLEN G. CROOK

Deceased. The administration of the estate of ELLEN G. CROOK, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 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.

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 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 10, 2025.

Personal Representative: MICHAEL P. HUTCHINGS

10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: DAVID J. WOLLINKA Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com

jamie@wollinka.com January 10, 17, 2025

Secondary E-Mail:

25-00039P

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-001939

IN RE: ESTATE OF

SUSAN B. ALLEN

Deceased.

The administration of the estate of Su-

san B. Allen, deceased, whose date of death was March 5, 2024, is pending

in the Circuit Court for Pasco County,

Florida, Probate Division, the address

of which is 38053 Live Oak Avenue,

Suite 207, Dade City, FL 33523-3805,

file number 2024-CP-001939. The

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001554 Division Probate

IN RE: ESTATE OF DONIS MICHAEL PEARCY Deceased.

The administration of the estate of Donis Michael Pearcy, deceased, whose date of death was June 13, 2024, is pending in the Circuit Comi for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative: **Kyen Pearcy-Jenkins**

29576 Ginnetto Drive Wesley Chapel, Florida 33543 Attorney for Personal Representative: Kimberly K. Muenter Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100

Tampa, FL 33624 Telephone: (813) 367-1500 E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail:

kkmeunter@gmail.com 25-00036P January 10, 17, 2025

names and address of the personal rep-

resentative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

er 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

and other persons having claims or de-

All other creditors of the decedent

OF THIS NOTICE ON THEM.

FIRST INSERTION

PASCO COUNTY

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

File No. 2024-CP-1922 IN RE: ESTATE OF ELLEN M. SULLIVAN Deceased.

The administration of the estate of EL-LEN M. SULLIVAN, deceased, whose date of death was August 18, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 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.

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 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 10, 2025.

Personal Representative: PATRICK SULLIVAN

14220 Teasdale Ave. Hudson, Florida 34667 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE

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

cyndi@lyonslaw group.comJanuary 10, 17, 2025 25-00034P

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIMS FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA Probate Division

File No. 25000002CP IN RE: ESTATE OF TOMMIE LOU LASHBROOK DECEASED

TOMMIE LOU LASHBROOK, a resident of Charlotte County, Florida, who died on November 3, 2024, was the Settlor of a trust entitled:

The RICHARD D. LASHBROOK AND TOMMIE LOU LASHBROOK REVOCABLE TRUST U/A/D May 9, 2007, as amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate

The name and address of the Trustee is set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative.

Signed on this 30th day of December,

JOSEPH M. LASHBROOK, Trustee 321 3rd Avenue North

St Petersburg, FL 33710 Copy mailed to Cynthia E. Orozco, Attorney for the Trustee January 10, 17, 2025

25-00037P

FIRST INSERTION

NOTICE TO CREDITORS RE: JANET D. HARTMAN. Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled CHARLES A. & JANET D. HARTMAN LIVING TRUST, dated JUNE 27, 2001, died on OCTOBER 30, 2024

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 10, 2025.

DAWN ROBILLARD, Trustee 554 MADISON AVE

ANGOLA, N.Y. 14006 716-549-8746 January 10, 17, 2025 25-00035P

notice is January 10, 2025.

mands against decedent's estate must file their claims with this court WITH-Personal Representative: Stephany J. Neel IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 12577 Lillyreed Ct Trinity, FL 34655

Attorney for Personal Representative: Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A ESPINOZA, PLLC 3632 Land O' Lakes Blvd. Ste. 104-1 Land O' Lakes, FL 34639

Tel. (813) 897-0295 Email: office@gadielespinozalaw.com January 10, 17, 2025

FIRST INSERTION

FIRST INSERTION

NOTICE.

BARRED.

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

CASE NO .: 2024CA002903CAAXWS FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1,

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 DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES. THE SUR-VIVING SPOUSE, HEIRS, DEVISEES,

GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, 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 1226, BEACON SQUARE, UNIT 10-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9. PAGE 68. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND

THE EAST 1/2 OF LOT 1225, BEACON SQUARE UNIT 10-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 9, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A: 3708 BEACON SQUARE DRIVE, 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 23 day of December, NIKKI ALVAREZ-SOWLES, ESQ.

As Clerk of the Court and/ or Comptroller /s/ Kaylen McCutcheon Signature

Print Name if Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442

January 10, 17, 2025

Attorney for Plaintiff 24-51513

25-00028P

FIRST INSERTION

--- ACTIONS / SALES ---

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

JURISDICTION DIVISION CASE NO. 2022-CC-002171 WESTBROOK ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. CHARVIN MONIQUE DELP. ET

NOTICE IS HEREBY GIVEN pursu-

Defendant(s).

ant to a Final Judgment of Foreclosure dated October 20, 2022, and entered in Case No. 2022-CC-002171 of the COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT in and for Pasco County, Florida, wherein WEST-BROOK ESTATES HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and CHARVIN MONIQUE DELP; UNKNOWN SPOUSE OF CHARVIN MONIQUE DELP; UNKNOWN TENANT #1 and UNKNOWN TEN-ANT #2 are Defendants, I will sell to the highest and best bidder for cash: $[\]$ www.pasco.real foreclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 28th day of January, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 5, SADDLEBROOK

VILLAGE WEST UNITS 1A AND 1B, according to the plat thereof as recorded in Plat Book 38, Pages 68 through 76, Public Records of Pasco County, Flor-

A/K/A: 27037 Palmbrook Court,

Wesley Chapel, FL 33544 A PERSON CLAIMING AN INTER-EST 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 SIXTY (60) DAYS AFTER THE SALE.

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. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff 1 East Broward Blvd., Suite 1700 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary:

cofoservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 January 10, 17, 2025

25-00024P

FIRST INSERTION

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

2024CA001326CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF **BKPL-EG BASKET TRUST** Plaintiff, v. DILLARD YOUNG CALDWELL,

JR., MARIBETH ANDERSON CALDWELL AND CONNER JAMES CALDWELL, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 10, 2024 and entered in Case No. 2024CA- $001326 \hbox{CAAXWS}$ in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG BASKET TRUS is the Plaintiff and DILLARD YOUNG CALDWELL, JR., MARI-BETH ANDERSON CALDWELL AND CONNER JAMES CALDWELL, are the Defendants. The Clerk of the Court, Nikki Alvarez- Sowles, will sell to the highest bidder for cash at https://www. pasco.realforeclose.com, on January 14, 2025, at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

LOT 296, HOLIDAY LAKES WEST UNIT THREE, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 24, PAGES 64 AND 65, PUBLIC RECORDS

OF PASCO COUNTY, FLORI-DA. and commonly known as: 2726

BLOSSOM LAKE DRIVE. HOLIDAY, FL 34691 (the "Property").

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT 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. By: /s/ Christophal Hellewell

Christophal Hellewell, Esq. Florida Bar No. 0114230 fcpleadings@ghidottiberger.com GHIDOTTI | BERGER LLP

Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 January 10, 17, 2025

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. 2024CA000989CAAXES GUILD MORTGAGE COMPANY

Plaintiff, vs. BRITTANY A BUTLER A/K/A BRITTANY BUTLER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 01, 2024 in Civil Case No. 2024CA000989CAAX-ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Brittany A Butler a/k/a Brittany Butler, 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 30th day of January, 2025at 11:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit: TRACT 556 OF THE UNRE-CORDED PLAT OF LEISURE HILLS SUBDIVISION BE-ING FURTHER DESCRIBED AS FOLLOWS: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE SOUTHERLY 25.00

FEET THEREOF FOR ROAD PURPOSES. Together with that certain 1996 Mobile Home Title Number 71292554 and 71292555, VIN#s N16188A and N16188B

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 24-09567FL January 10, 17, 2025 25-00027P

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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. 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 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

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-00151FL

FIRST INSERTION

January 10, 17, 2025 25-00065P

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, under 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

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:

scription, 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 plaintiffs 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 Plaintiffs 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 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, 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: 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

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 appearnace 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

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

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:

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

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

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.:

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 DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) $3708~\mathrm{BEACON}$ 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,

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



- We offer an online payment portal for easy credit card payment
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and select the appropriate County name from the menu option

or email legal@businessobserverfl.com





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.

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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.



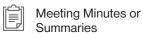
ypes Of Public Notices

Citizen Participation Notices

Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special Tax Districts



Tax Rates

School District Reports



Zoning, Annexation and

Land Use Changes





Unclaimed Property,
Banks or Governments Unclaimed Property,



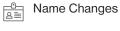
Delinquent Tax Lists, Tax Deed Sales



Government Property

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SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATES---

SECOND 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

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

attorney are set forth below.

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 cu-

rator 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

SECOND 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 of the District.

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.

Lynne Mullins District Manager

25-00015P

THIRD INSERTION

NOTICE OF SHERIFF'S SALE

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

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

2016 Toyota Highlander VIN #5TDZKRFHTGS135373

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

PO Box 550858 Jacksonville, FL 32255

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

CHRIS NOCCO, as Sheriff

Pasco County, Florida

Deputy Sheriff

24-02322P

By: /s/ Cpl. David Peltz

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

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

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.

notice January 3, 2025.

Mary L. Russell

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 January 3, 10, 2025

January 3, 10, 17, 24, 2025

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.

The date of first publication of this

Personal Representative P.O. Box 7117

PUBLISH YOUR LEGAL NOTICE

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

· Service includes us e-filing your affidavit to the Clerk's office on your behalf

St. Petersburg, FL $33734\,$ McFARLAND, GOULD, LYONS, probateteam@mglegalteam.com 25-00018P

THIRD 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,

Plaintiff, vs.
JAMES R. BEITER, SHANNON E. BEITER, ROBERT MARQUETTE AS TRUSTEE OF THE BEITER LAND TRUST NUMBER 1 DATED 3/20/07, THE ESTATE OF PETER BAKOWSKI, MICHELLE BAKOWSKI, CHRISTINA HEWITSON, KIMBERLY HOLM and DZ BANK AG DEUTSCH ZENTRAL-GENOSSENSCHAFTSBANK,

Defendants. TO: THE ESTATE OF PETER BAKOWSKI

Last Known Address: Unknown 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, having a radius of 680.00 feet, a central angle of 8°04'55" (a chord of 95.84 feet bearing N 03°36'23" E); Run thence S 89°23'20" E, a distance of 263.24 feet to the Point of Beginning.

Parcel ID#:

14-24-17-0010-00000-4700 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven K. Jonas, Plaintiff, whose address is 4914 State Road 54, NEW PORT RICHEY, FL 34652 on or before JANUARY 27TH, 2025, a date which is within thirty (30) days after the first publication of this Notice (Publication dates: 4/19, 4/26, 5/3, 5/10) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

this Court this December 20, 2024 Clerk of the Court

(SEAL) s/s Nichole Alvarez-Sowles Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Dec. 27, 2024; Jan. 3, 10, 17, 2025

Business

SECOND INSERTION

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

CIVIL DIVISION Case No.: 24-CA-001200 CITY OF NEW PORT RICHEY,

Plaintiff, v. CHICKS AUTO, LLC,

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 18, 2025 and entered in Case No. 24-CA-001200 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Chicks Auto, LLC is/ are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose. com at 11:00 a.m. on February 6, 2025 the following described properties set forth in said Final Judgment to wit:

Lots 58 and 59, EDGEWATER GARDENS NO. 1, according to the map or plat thereof, as recorded in Plat Book 6, Page 96, of the Public Records of Pasco County, Florida. Property No.:

06-26-16-0030-00000-0580 Address: 6944 Edgewater Drive. New Port Richey, FL 34652

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mort-

gagee 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.comBy: __s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957

January 3, 10, 2025

SECOND INSERTION

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

CIVIL DIVISION Case No.: 24-CA-1389 CITY OF NEW PORT RICHEY, Plaintiff, v. THERESA L. LEMON,

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 18, 2024 and entered in Case No. 2024-CA-1389 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Theresa L. Lemon is/ are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose com at 11:00 a.m. on March 19, 2025 the following described properties set forth in said Final Judgment to wit:

The West 1/2 of Lot 1 and Lot 2. Block 4, C.E. Crafts Pinecrest, a subdivision according to the plat thereof recorded in Plat Book 2, Page 58, of the Public Records of Pasco County, Florida. Property No.:

08-26-16-0270-00400-0015 Address: 5411 Lemon Street, New Port Richev, 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.

25-00022P

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Pasco County, Florida, on December 27, 2024. Weidner Law, P.A. Counsel for the Plaintiff 250 Mirror Lake Dr., N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 January 3, 10, 2025 25-00021P

SECOND INSERTION

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

Case No.: 24-CA-001199 CITY OF NEW PORT RICHEY, Plaintiff, v. DHM&M HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, Defendant(s)

NOTICE IS HEREBY GIVEN that pur-

suant 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

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

with the Clerk of Court within sixty (60)

days after the Foreclosure Sale.

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 Mort-

gagee 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 25-00020P January 3, 10, 2025

Call **941-906-9386**

25-00010P

or email legal@businessobserverfl.com

• We offer an online payment portal for easy credit card payment

THIRD INSERTION

Notice of Application for Tax Deed

2024XX000163TDAXXX

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

Year of Issuance: 06/01/2017

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

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

DB 165 PG 447

DECEASED

D B KEMPER

D B KEMPER

December 11, 2024

SIMMAN

Name(s) in which assessed:

FRANK A ASHBY SR ESTATE OF LIONEL A

ESTATE OF LIONEL

ESTATE OF F A ASHBY

DONALD B KEMPER

FRANKLIN A ASHBY

LAPEROUSE DECEASED

LAPEROUSE JR DECEASED

EST ELIZABETH H KEMPER

EST ELIZABETH H KEMPER

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.

Unless such certificate shall be

MARY ELLEN KEMPER

Certificate #: 1613268

--- TAX DEEDS ---

THIRD INSERTION

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

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

THIRD INSERTION

Notice of Application for Tax Deed

2024XX000183TDAXXX

That BOLLENBACK FAMILY LIMITED PART, the holder of the

following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1506453

193 OR 8224 PG 1520

Name(s) in which assessed: JONATHAN R POLITANO

REGISTERED AGENT

CRYSTAL I LLC

Year of Issuance: 06/01/2016

21-25-17-0110-19300-0460

MOON LAKE ESTATES UNIT 11

PB 5 PG 141 LOT 46 & 47 BLOCK

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,

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

By: Denisse Diaz

on January 30, 2025 at 10:00 am.

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

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

NOTICE IS HEREBY GIVEN.

assessed are as follows:

Certificate #: 1507996

December 11, 2024

Unless such certificate shall be

THIRD 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

THIRD 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 ssessed are as follows:

Certificate #: 1800280 Year of Issuance: 06/01/2019

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

Name(s) in which assessed: EST OF MOSES STEWART JR MOSES STEWART JR All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

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

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

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02300P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000184TDAXXX NOTICE IS HEREBY GIVEN,

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

Description of Property: 21-25-17-014R-24400-0280

Name(s) in which assessed GABRIEL HOMES INC TONY MUNIZ JR REGISTERED AGENT

By: Denisse Diaz Deputy Clerk

Notice of Application for Tax Deed 2024XX000182TDAXXX NOTICE IS HEREBY GIVEN,

24-02309P

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:

THIRD INSERTION

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

THIRD INSERTION

GLENDALE HEIGHTS PB 5 PG

All of said property being in the County

redeemed according to the law, the

THIRD INSERTION

Notice of Application for Tax Deed

2024XX000175TDAXXX

NOTICE IS HEREBY GIVEN.

Unless such certificate shall be

Year of Issuance: 06/01/2016

10-25-16-0010-00000-0390

146 LOT 39 OR 3701 PG 125

Description of Property:

Name(s) in which assessed:

of Pasco, State of Florida

GEORGE W STRAIN III

Deputy Clerk Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02311P 24-02310P

THIRD INSERTION

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

That BOLLENBACK FAMILY LIMITED PART, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1506627 Year of Issuance: 06/01/2016 Description of Property: 21-25-17-0150-25800-0220

MOON LAKE ESTATES UNIT 15 PB 6 PG 65A LOTS 22 & 23 BLOCK 258 OR 8633 PG 512 Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 30, 2025 at 10:00 am.

December 11, 2024

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

Deputy Clerk Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02313P

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-02302P

December 11, 2024

That BOLLENBACK FAMILY LIMITED PART, the holder of the

Year of Issuance: 06/01/2016

MOON LAKE ESTATES UNIT 14 REPLAT PB 6 PGS 47-48 LOTS 28-30 BLOCK 244 OR 7182 PG 964

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

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

THIRD 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

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

THIRD 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

THIRD INSERTION

Notice of Application for Tax Deed

2024XX000165TDAXXX

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

Year of Issuance: 06/01/2021

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

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

24-02297P

on January 30, 2025 at 10:00 am.

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

NOTICE IS HEREBY GIVEN,

Certificate #: 2001924

 $Description \ of \ Property:$

Name(s) in which assessed:

GEORGE OWENS JR

of Pasco, State of Florida

December 11, 2024

follows:

441

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

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

THIRD 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

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

By: Denisse Diaz

THIRD 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

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

THIRD INSERTION

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

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 sessed are as follows:

Certificate #: 1506492 Year of Issuance: 06/01/2016 Description of Property: 21-25-17-0130-21800-0530 MOON LAKE NO 13 MB 6 PGS 6 7 ,8 LOT 53 BLK 218 RB 1016

PG 502

Name(s) in which assessed: PHILIP GJONES PHILIP GRAYSON JONES All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on January 30, 2025 at 10:00 am.

December 11, 2024

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

24-02306P

THIRD INSERTION

Notice of Application for Tax Deed 2024XX000180TDAXXX NOTICE IS HEREBY GIVEN,

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 sessed are as follows:

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

Certificate #: 1506155

Name(s) in which ass DARRELL GENE DREW PAMELA ANN DREW 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

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

Office of Nikki Alvarez-Sowles, Esq.

24-02308P

THIRD 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

 $5~\mathrm{PGS}\,128~\mathrm{TO}\,131~\mathrm{LOTS}\,1,\,2$

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

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-02305P

THIRD 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 ssessed 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

--- ESTATE ---

SECOND INSERTION

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

File No. 51-2024-CP-1886-WS 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:

Name Address 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

January 3, 10, 2025 25-00007P SECOND INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

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

SECOND INSERTION

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

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

25-00009P

January 3, 10, 2025

SECOND 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 34652 Telephone: (727) 842-1001 25-00008P January 3, 10, 2025

SECOND 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 desig-

nated 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 NOTICE.

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 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 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 notice 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, Fleming Island, FL 32003.

January 3, 10, 2025

25-00019P

--- ACTIONS / SALES ---

SECOND INSERTION

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 POSSESSION OF THE SUBJECT PROPERTY.

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

Defendants.

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 REMAINING 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 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

Dated this 23 day of December

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

SECOND INSERTION

PASCO COUNTY

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

CASE NO. 2023CA004254CAAXWS FINANCE OF AMERICA REVERSE 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, ACCORDING 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 Richev, 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 23 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 23-132574 - NaC

January 3, 10, 2025

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 $89^{\circ}35'46"$ East, a distance of 620feet for a Point of Beginning; thence North 0°03'14" East.

SECOND INSERTION

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

DIVISION CASE NO. 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 ac-cordance 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,

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 services. 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

SECOND 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 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-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 contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

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

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

23-02121 January 3, 10, 2025 25-00002P

SECOND 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 NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS

OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1, Plaintiff, vs. 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

25-00005P

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. 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

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. 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