

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001800 Division probate IN RE: ESTATE OF NANCY J. SLOVINSKY, Deceased. The administration of the estate of NANCY J. SLOVINSKY, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 2, 2025. Attorney for Personal Representative[s]: Personal Representative[s]: K. WADE BOYETTE, JR., Esquire Florida Bar No. 0977111 BOYETTE, CUMMINS & NAILOS, PLLC 1635 E. Highway 50, Suite 300 Clermont, FL 34711 Telephone: 352-394-2103 Fax: 352-394-2105 Email: wboyette@bcnlawfirm.com aclark@bcnlawfirm.com DARLENE M. WASIL c/o K. Wade Boyette, Jr. Esquire May 2, 9, 202525-00843P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY CASE NO. 2025CA000301CAAXWS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. TERRY LYNN CONRAD, et al., Defendant. To: MAY CUSTOM HOME, INC a/k/a 7 DAYS NEW ROOF, INC., 8022 SHARON DR., TAMPA, FL 33617 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 296, GULF HIGHLANDS, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 127 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B Lea, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before June 2nd, 2025 or 30 days from the first publication, otherwise a Judgment may 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 the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 24th day of April, 2025. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Shakira Ramirez Pagan Deputy Clerk MCCALLA RAYMER PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10159FL May 2, 9, 202525-00833P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000630CPAXES IN RE: ESTATE OF HAL MURRAY HERRINGTON, JR. a/k/a HAL M. HERRINGTON, JR, Deceased. The Administration of the estate of HAL MURRAY HERRINGTON, JR. a/k/a HAL M. HERRINGTON, Deceased, whose date of death was March 4, 2025, is pending in the Circuit Court of the Sixth Judicial Circuit in and 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 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 WITHIN 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 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 May 2, 2025. Personal Representative /S/ Laura Morris Laura Morris Personal Representative 1754 Imperial Palm Drive Apopka, Florida 32712 Attorney for Personal Representative /s/ Patricia L. Ferrari Patricia L. Ferrari, Esq. Attorney for Personal Representative Ferrari.attorney(â)gmail.com Fla. Bar No. 350427 25200 Sawyer Francis Lane, Suite 112 Lutz, Florida 33559 813-597-8341 May 2, 9, 202525-00865P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-001928 CPAXWS Division probate IN RE: ESTATE OF ERNEST ANTHONY SANTANIELLO Deceased. The administration of the Estate of Ernest Santaniello, deceased, whose date of death was July 3, 2024, and the last four digits of whose Social Security Number are 9044, 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED, NOTWITHSTANDING THE TIME 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 May 2, 2025. Personal Representative: ADDIE SANTANIELLO 74 MOSELEY AVE NEWBURYPORT, MA 01950 Attorney for Personal Representative: DEREK W. EISEMANN, ESQ. FLORIDA BAR NO. 0092735 2364 FRUITVILLE ROAD SARASOTA, FL 34237 (941) 955-9212 Email: deisemann@michaelbelle.com; service@michaelbelle.com; msibel@michaelbelle.com May 2, 9, 202525-00864P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000294 IN RE: ESTATE OF JOHN JAMES CALAMARI, III, Deceased. The administration of the estate of JOHN JAMES CALAMARI, III, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the curator and the curator's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 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: May 2, 2025. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriversa@hnh-law.com May 2, 9, 202525-00869P

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA002443CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, VS. DEBRA L GROH A/K/A DEBRA LYNN GROH, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 31, 2025 in Civil Case No. 2024CA002443CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Debra L Groh a/k/a Debra Lynn Groh, 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 20th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 1, MARTHA'S VINEYARD UNIT NUMBER 2, a subdivision according to the plat thereof recorded in Plat Book 5, Page 69, of the Public Records of Pasco County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09917FL May 2, 9, 202525-00835P

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA004037CAAXES EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SOPHIA HANSEN, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/14/2025, m Case No.: 2023CA-004037CAAXES of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and SOPHIA HANSEN, et al., is/are the Defendant(s). Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/7/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 26, Block 24, Epperson North Village C-1, according to the map or plat thereof, as recorded in Plat Book 81, Page(s) 90 through 97, inclusive, 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. 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: April 25, 2025 By:/s/ Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 May 2, 9, 202525-00828P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-0467-WS IN RE: ESTATE OF WILLIAM JOSEPH YALE Deceased. The administration of the estate of WILLIAM JOSEPH YALE, deceased, whose date of death was January 31, 2025 , 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 2, 2025. Personal Representative: JENNIFER L. JACKSON 192 Turtle Cove Ct. Ponte Vedra Beach, FL 32082 Attorney for Personal Representative: 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 May 2, 9, 202525-00870P

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001657CAAXES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, VS. JESTIN PAUL DAVID JEYARAJ A/K/A J. JEYARAJ, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 3, 2025 in Civil Case No. 2024CA001657CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Jestin Paul David Jeyaraj a/k/a J. Jeyaraj, 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 19th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 24, Block 1, Meadow Pointe Parcel 7 Unit 2, according to the map or plat thereof as recorded in Plat Book 31, Pages 76 through 80, inclusive, of the

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA003585 Carrington Mortgage Services, LLC, Plaintiff, vs. CATHRYN L MUSMACKER; UNKNOWN SPOUSE OF CATHRINE MUSMACKER; CAPITAL ONE BANK USA N A; UNKNOWN TENANT 1; UNKNOWN TENANT 2, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 9, 2025 and entered in Case No. 2023CA003585, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein Carrington Mortgage Services, LLC is Plaintiff and CATHRYN L MUSMACKER; UNKNOWN SPOUSE OF CATHRINE MUSMACKER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAPITAL ONE BANK USA N A; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on May 27, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1282, FOREST HILLS, UNIT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 1148 TAMARAC DRIVE, TARPON SPRINGS, 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. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "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. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 29th day of April 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00941 CMS May 2, 9, 202525-00840P

FIRST INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001657CAAXES ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, VS. JESTIN PAUL DAVID JEYARAJ A/K/A J. JEYARAJ, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 3, 2025 in Civil Case No. 2024CA001657CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Jestin Paul David Jeyaraj a/k/a J. Jeyaraj, 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 19th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 24, Block 1, Meadow Pointe Parcel 7 Unit 2, according to the map or plat thereof as recorded in Plat Book 31, Pages 76 through 80, inclusive, of the Public Records of Pasco County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09933FL May 2, 9, 202525-00834P

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--- ACTIONS / SALES ---

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA003387CAAXWS ALLIED FIRST BANK, SB DBA SERVBANK Plaintiff(s), vs. HOMER H CECCHI; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 22, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of June, 2025 at 11:00 AM on the following described property as set forth in said	Final Judgment of Foreclosure or order, to wit: LOT 83, SEA PINES, UNIT FIVE, BEING MORE PARTICULARLY DESCRIBED AS; A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 150 FEET; THENCE PAR-	ALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 982 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 35. MINUTES 46 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 14 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENT	FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS. BOOK 546., PAGE(S) 657 AND OFFICIAL RECORDS BOOK 549, PAGE(S) 599, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 8523 Lafitte Drive, Hudson, 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 before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILI-

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CA000708CAAXES REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, vs. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; and UNKNOWN TENANT Defendants. TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS last known address, 15316 17th Street, Dade City, Florida 33523 Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS that an action of foreclosure on the following property in Pasco County, Florida: LOT 5, BLOCK 6, MADILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106, 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 Leslie S. White,	Esquire, the Plaintiffs attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before MAY 5TH, 2025 and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. 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 document 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. DATED: March 27, 2025 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court (SEAL) By: Shakira Ramirez Pagan As Deputy Clerk Quintairos, Prieto, Wood & Boyer, P.A. Attn : Foreclosure Service Department 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 Phone: (855) 287-0240 Fax: (855) 287-0211 E-service: servicecopies@qpwbaw.com May 2, 9, 202525-00829P	NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CC000996CCAXES EPPEPERSON NORTH TOWNHOMES, INC., a Florida not-for-profit corporation, Plaintiff, vs. CURAY NIGEL WALKER, MADALENE WALKER and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: CURAY NIGEL WALKER and MADALENE WALKER YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, EPPEPERSON NORTH TOWNHOMES, INC., herein in the following described property: Lot 63, of EPPEPERSON NORTH TOWNHOMES PHASE 4, according to the plat thereof, as recorded in Plat Book 79, Page 85, of the Public Records of Pasco County, Florida. With the following street address: 8068 Rolling Shell Trail, Wesley Chapel, Florida, 33545 has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the	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. DUE ON OR BEFORE JUNE 2ND, 2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court on April 25, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL, 34698 (727) 738-1100 May 2, 9, 202525-00830P

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA004343CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, VS. DANIEL T. KNOX AKA DANIEL KNOX; VERNAL JONES - KNOX; GRAND OAKS MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 11, 2025 in Civil Case No. 2023CA004343CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff, and DANIEL T. KNOX AKA DANIEL KNOX; VERNA L JONES - KNOX; GRAND OAKS MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Nikki	Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on June 11, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 2, GRAND OAKS PHASE 2, UNITS 1 AND 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGES 1 THROUGH 6 INCLUSIVE, 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 25th day of April, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-13510B May 2, 9, 202525-00827P	NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 002734 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. THOMAS BERTSCH; HOLIDAY LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendants. NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 28, 2025 in Civil Case No. 2024 CA 002734, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and THOMAS BERTSCH; HOLIDAY LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on May 28, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: UNIT 207, BUILDING 2, OF HOLIDAY LAKE VILLAS PHASE I, A CONDOMINIUM ACCORDING TO THE CON-	DOMINIUM PLAT BOOK 20, PAGES 61-64, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1150, PAGES 482-547, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 29th day of April, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by John J. Cullaro FL Bar No. 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1457-1017B May 2, 9, 202525-00838P

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024CA002928CAAXWS Regions Bank d/b/a Regions Mortgage, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brian R. Tejera a/k/a Brian Robert Tejera, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA002928CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Regions Bank d/b/a Regions Mortgage is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brian R. Tejera a/k/a Brian Robert Tejera, Deceased; Nature's Hideaway Phase IA Homeowners Association, Inc.; Robin Berry, as Personal Representative of the Estate of Brian R. Tejera a/k/a Brian Robert Tejera, Deceased; Adrian N. Tejera a/k/a Adrian Nicole Tejera; E.J.T., a minor by and through his mother and natural guardian, Adrian N. Tejera a/k/a Adrian Nicole Tejera; C.S.T., a minor by and through his mother and natural guardian, Adrian N. Tejera a/k/a Adrian Nicole Tejera are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com , beginning at 11:00 AM on the 2nd day of June, 2025, the following described property as set forth in said	Final Judgment, to wit: LOT 140, NATURE'S HIDEAWAY PHASE I-A, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 47, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 27-26-16-0020-00000-1400 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 29th day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F02317 May 2, 9, 202525-00839P	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. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-003480-1 May 2, 9, 202525-00836P	TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (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.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2025CA000997CAAXES

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JANET HARTMAN, DECEASED; GRAND HORIZONS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

TO: Unknown Heirs, Devisees, Grant-ees, Assignees, Lienors, Creditors, Trust-ees, and all other parties claiming an interest by, through, under or against the Estate of Janet Hartman, deceased 37643 Landis Avenue Zephyrhills, Florida 33541

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

LOT 88, GRAND HORIZONS - PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 99, PUBLIC RE- CORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH: 1998 PALM HARBOR HOME VIN NUMBER: PH0910082A/BFL

TITLE NUMBER: FLA62751/FLA627511

Street Address: 37643 Landis Avenue, Zephyrhills, Florida 33541

has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be en- tered against you for the relief demand- ed in the complaint or petition. Due on or before JUNE 2nd, 2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Re- sources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on April 24th, 2024.

Nikki Alvarez-Sowles
Clerk of said Court

By: Shakira Ramirez Pagan
As Deputy Clerk

McCabe, Weisberg & Conway
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400077
May 2, 9, 2025 25-00832P

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 2024CA002160CAAXWS

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN H. MORRIS, et al., Defendants.

TO: Sylvia Santana a/k/a Sylvia San- tana Steward a/k/a Sylvia Carlton 231 S Commerce Ave Sebring, FL 33870

Unknown Personal Representative of the Estate of John H. Morris a/k/a John Morris a/k/a John Harry Morris a/k/a John Harry Morris, Sr. 10501 Hardwood Court Port Richey FL 34668

Unknown Heirs, Beneficiaries, and De- visees of the Estate of John H. Morris

a/k/a John Morris a/k/a John Harry Morris a/k/a John Harry Morris, Sr. 10501 Hardwood Court Port Richey FL 34668

Unknown Personal Representative of the Estate of Theresa Morris Dayes a/k/a Theresa Morris Pippin a/k/a The- resa Ann Pippen 6700 52nd Way N Pinellas Park FL 33781

Unknown Heirs, Beneficiaries and Devisees of the Estate of Theresa Mor- ris Dayes a/k/a Theresa Morris Pippin a/k/a Theresa Ann Pippen 6700 52nd Way N Pinellas Park FL 33781

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

Lot 23, SAN CLEMENTE VIL- LAGE - UNIT SIX, according to the map or plat thereof, as re- corded in Plat Book 15, Page(s) 135 through 137, inclusive, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme- diately thereafter; or a default will be entered against you for the relief de- manded in the complaint. DUE ON OR BEFORE JUNE 2ND, 2025

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 pro- vision of certain assistance. Please con- tact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-

2411 (V) of the Pasco County Risk Man- agement 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco Coun- ty, Florida, this April 25, 2025

(SEAL)

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
May 2, 9, 2025 25-00837P

FIRST INSERTION

NOTICE OF ACTION

FORECLOSURE PROCEEDINGS- PROPERTY

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

CIVIL ACTION

Case#: 2022CA002341 CAAXWS

DIVISION: J2

Truist Bank, formerly known as Branch Banking and Trust Company Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jeanette M. Gillooley a/k/a Jeannette Hicks, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jeanine Marie Turner f/k/a Jeanine Feret, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Deirdre Ann Dawood f/k/a Deirdre Ann Mosichuk f/k/a Deirdre Ann Feret; Stanley Feret, Jr. a/k/a Stanley Feret; Unknown Spouse of Deirdre Ann Dawood f/k/a Deirdre Ann Mosichuk f/k/a Deirdre Ann Feret; Unknown Spouse of Stanley Feret, Jr. a/k/a Stanley Feret; Ryan Hexter; Cathleen Mary Hexter; Clerk of Circuit Court of Pasco County, Florida; State of Florida; Pasco County, Florida Acting Through the Board of County Commissioners; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Unknown Spouse of Stanley Feret, Jr. a/k/a Stanley Feret: 12015 Parkwood Street, Hudson, FL 34669 and Ryan Hexter: LAST KNOWN ADDRESS: 4459 Orlando Avenue, Brooksville, FL 34604

Residence unknown, if living, including any unknown spouse of the said Defen- dants, if either has remarried and if ei- ther or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendants; and the afore- mentioned named Defendants and such of the aforementioned unknown Defen- dants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to fore- close a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

TRACT 843 OF THE UNRE- CORDED PLAT OF PARK. WOOD ACRES, UNIT FIVE BE- ING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COR- NER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA. GO THENCE NORTH 89°02'55"11 WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 849.99 FEET;

THENCE SOUTH 00°51'07"11 WEST, A DISTANCE OF 1964.28 FEET; THENCE SOUTH 57°01'15"11 WEST, A DISTANCE OF 344.09 FEET TO THE PC OF A CURVE HAVING A CENTRAL ANGLE OF 29°15'38"11, A RA- DIUS OF 775.00 FEET; A TAN- GENT DISTANCE OF 202.31 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°23'26"11 WEST, 391.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 395.79 FEET TO THE POINT OF BEGINNING AND THE PC OF A CURVE HAYING A CEN- TRAL ANGLE OF 09°14'39"11, A RADIUS OF 775.00 FEET, A TANGENT DISTANCE OF 62.66 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23°08'17"11 WEST, 124.90 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.04 FEET; THENCE NORTH 73°25'42"11 WEST, A DISTANCE OF 200.00 FEET TO THE PC OF A CURVE HAVING A CEN- TRAL ANGLE OF 09°39'15"11, A RADIUS OF 975.00 FEET, A TANGENT DISTANCE OF 82.34 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°08'17"11 EAST, 164.09 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.28 FEET; THENCE SOUTH 62°14'23"11 EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1997, MAKE: HOMES OF MERIT/MERITT LIVESTOCK TRAILER, VIN#: FLHMLCB118515353A AND VIN#: FLHMLCB1 18515353B.

more commonly known as 12015 Parkwood Street, Hudson, FL 34669.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Ra- ton, FL 33487, on or before JUNE 2ND, 2025 and file the original with the clerk of this Court either before with service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.

WITNESS my hand and the seal of this Court on the April 25, 2025.

Nikki Alvarez-Sowles
Circuit and County Courts

By: Haley Joyner
Deputy Clerk

22-326874 FC01 SUT
May 2, 9, 2025 25-00831P

LEGAL NOTICE

Deadline Wednesday at noon • Friday Publication

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

IV2006-V27

SUBSEQUENT INSERTIONS

--- ACTIONS ---		
FOURTH INSERTION		
<p>NOTICE OF ACTION FOR PARENTING PLAN AND CHILD SUPPORT</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>Case No.: 2018DR005850DRAXWS</p> <p>Division: N2</p> <p>PAMELA CHRISTINE HUSTY</p> <p>Petitioner and</p> <p>JASON ROLAND SHEDDEN</p> <p>Respondent.</p> <p>TO: PAMELA HUSTY</p> <p>5121 State Road 54, New Port Richey, FL 34652</p> <p>YOU ARE NOTIFIED that an action for Parenting Plan and Child Support has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lee Harang, Esq. counsel for Responden- VCounter Petitioner whose address is 10425 Lightner Bridge Drive, Tampa, FL 33626 on or before 05/05/2025, and file the original with the clerk of this Court at WEST PASCO JUDICIAL CENTER 7531 LITTLE ROAD NEW PORT RICHEY FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>DATED March 27, 2025</p> <p>Nichole Alvarez/Sowles</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>Pasco County Clerk & Comptroller</p> <p>(SEAL) By: /s/ Bevely Bray</p> <p>Deputy Clerk</p> <p>April 11, 18, 25; May 1, 2025</p> <p>25-00701P</p>		
SECOND INSERTION		
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO.:</p> <p>2025CA000433CAAXWS</p> <p>U.S. BANK NATIONAL ASSOCIATION,</p> <p>Plaintiff, vs.</p> <p>ASHLEY L. DYER, et al.,</p> <p>Defendants.</p> <p>TO: MARGARET GRIFFIN A/K/A MARGARET E. MITCHELL</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 801, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 727, PAGE 275, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before MAY 27TH, 2025, a date at least 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</p>		
<p>before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and the seal of this Court this April 16, 2025.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ.</p> <p>Pasco County Clerk & Comptroller</p> <p>By: Haley Joyner</p> <p>As Deputy Clerk</p> <p>25-00302</p> <p>Apr. 25; May 2, 2025</p> <p>25-00789P</p>		

--- PUBLIC SALES / ACTIONS ---		
FOURTH INSERTION		
<p>The Northridge Community Development District</p> <p>Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments</p>		
<p>The Board of Supervisors ("Board") of the Northridge Community Development District ("District") will hold a public hearing and a regular Board meeting on Monday, May 12, 2025 at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes Florida, 34638 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.</p> <p>At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.</p> <p>The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.</p> <p>If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.</p> <p>Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at 813-873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.</p> <p>Bryan Radcliff, District Manager</p> <p>April 11, 18, 25; May 2, 2025</p> <p>25-00674P</p>		
THIRD INSERTION		
<p>HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT</p> <p>NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</p>		
<p>Notice is hereby given that the harvest Hills Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on May 13, 2025 at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.</p> <p>The District may levy non-ad valorem 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, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.</p> <p>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 of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 staff may participate by speaker telephone.</p> <p>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 c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.</p> <p>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.</p> <p>District Manager</p> <p>April 18, 25; May 2, 9, 2025</p> <p>25-00740P</p>		

SECOND INSERTION		
<p>NOTICE OF COMPLAINT FOR FORFEITURE</p> <p>IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA</p> <p>Case No: 2025-CA-001891</p> <p>IN RE: FORFEITURE OF: NINE HUNDRED FOURTEEN THOUSAND SIX HUNDRED ELEVEN DOLLARS AND 98/100 (\$914,611.98) U.S. CURRENCY; AND ONE (1) 2023 WHITE MINI COOPER (VIN: WMW53DK00P2T2T21971) RIC BRADSHAW, as Sheriff of Palm Beach County, Florida, Petitioner, vs. JUSTIN EARL SILVERSTEIN; ERIC DAVID SILVERSTEIN; JOSEPH MICHAEL PESTANA; DAVID ROFFEY; NOVA REVEZ ROFFEY; JANA BARVIRCAKOVA; RITESH C. PATEL; JJE TECHNOLOGIES LLC D/B/A TREASURE HUNT ARCADE; SWFL CENTER LLC D/B/A VIP SWEEPSTAKES; GOLDEN DREAM ENTERTAINMENT LLC D/B/A PHARAOH'S TREASURE ARCADE; CJJ TECHNOLOGIES, LLC D/B/A PHARAOH'S TREASURE ARCADE; CJJ TECHNOLOGY, LLC; FLORIDA GAME ASSOCIATION, LLC D/B/A ARCADIA ARCADE; GOLD WIZARDS LLC D/B/A TREASURE HUNTERS ARCADE D/B/A PRESTIGE SWEEPSTAKES; FTP TECHNOLOGIES LLC D/B/A TREASURE HUNTERS ARCADE D/B/A PRESTIGE SWEEPSTAKES; GRAND VIEW PRODUCTS INC.; GV PRODUCTS, LLC; ROFFEYS ENTERPRISES, LLC; JS SALES CONSULTING INC.; PAYMENT ALLIANCE INTERNATIONAL, INC.; VANTAGE TECHNICAL SERVICES, INC; and JCC STORAGE, LLC. Claimants.</p> <p>Pursuant to section 932.704(6)(a), Florida Statutes, YOU ARE HEREBY NOTIFIED, that on or about January 16, 2025, and January 23, 2025, RIC L. BRADSHAW, as Sheriff of Palm Beach</p>		
<p>County, Florida, seized Nine Hundred Fourteen Thousand Six Hundred Eleven Dollars and 98/100 (\$914,611.98) in United States Currency; and One (1) 2023 White Mini Cooper (VIN: WMW53DK00P2T2T21971), subsequent to an investigation with respect to violations of the gambling laws of the State of Florida and other offenses in Palm Beach County, Florida, and he has filed a Complaint, by undersigned counsel, in Circuit Court in the Fifteenth Judicial Circuit in and for Palm Beach County, Florida, on February 28, 2025, for the purpose of obtaining a Final Order of Forfeiture pursuant to the Florida Contraband Forfeiture Act, sections 932.701 through 932.7062, Florida Statutes.</p> <p>In accordance with section 932.704(5)(c), Florida Statutes, all claimants who desire to contest the forfeiture are required to file and serve upon MATTHIEU GODDEYNE, Attorney for the Petitioner, whose address is 401 E. Jackson St., Suite 1500, Tampa, FL 33602, any responsive pleadings and affirmative defenses and file the original with the Clerk of the above-styled Court within 20 days after service of a copy of the Complaint; otherwise, a default may be entered against you. A copy of the Complaint may be obtained from the Attorney for the Petitioner.</p> <p>This notice shall be published once each week for two consecutive weeks.</p> <p>Respectfully submitted,</p> <p>/s/ Matthieu Goddeyne</p> <p>MATTHIEU GODDEYNE</p> <p>Florida Bar No.: 0122189</p> <p>GUNSTER, YOAKLEY & STEWART, P.A.</p> <p>401 E. Jackson St., Ste. 1500</p> <p>Tampa, FL 33602</p> <p>Email: mgoddeyne@gunster.com</p> <p>Tel: (813) 228-9080</p> <p>Counsel for Petitioner</p> <p>REBECCA ANN MATURO</p> <p>Florida Bar No.: 1049429</p> <p>Email: rmaturo@gunster.com</p> <p>GUNSTER, YOAKLEY & STEWART, P.A.</p> <p>1 Independent Dr., Ste. 2300</p> <p>Jacksonville, FL 32202-5050</p> <p>Tel: (904) 350-7436</p> <p>Counsel for Petitioner</p> <p>Apr. 25; May 2, 2025</p> <p>25-00793P</p>		

SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1991 CASA travel trailer bearing Vehicle Identification Number 1C9330R21M1023849 and all personal items located inside the travel trailer. Last Tenant: Verna Murphy Leggett. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).		NOTICE OF PUBLIC SALE Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 PALM mobile home bearing Vehicle Identification Numbers PH20040AFL and PH20040BFL, and all personal items located inside the mobile home. Last Tenant: Elizabeth Ann Dickson and Gordon Leo Dickson. Sale to be held at: Sundance, 6340 Santa Fe Drive, Zephyrhills, Florida 33542 (Telephone: 813-779-3214).	
Apr. 25; May 2, 2025	25-00814P	Apr. 25; May 2, 2025	25-00822P

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA003687CAAXWS LOANDEPOT.COM, LLC Plaintiff(s), vs. CHRISTOPHER CASTOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ROBERT H. CASTOR DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED DEFENDANT; MISTER SPARKY FRANCHISING SPE LLC; UNKNOWN SPOUSE OF ROBERT H. CASTOR; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ROBERT H. CASTOR DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED DEFENDANT LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: CHRISTOPHER CASTOR LAST KNOWN ADDRESS: 6848 COPPERFIELD DRIVE, NEW PORT RICHEY, FL 34655 CURRENT ADDRESS: 6848 COPPERFIELD DRIVE, NEW PORT RICHEY, FL 34655 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TOWIT: LOT 375, OAK RIDGE UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 108 THROUGH 122, INCLUSIVE,	OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.. Property address: 6848 Copperfield Drive, New Port Richey, FL 34655 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE MAY 27TH, 2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this April 22, 2025. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Shakira Ramirez Pagan Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 23-004501-1 Apr. 25; May 2, 2025

25-00825P

SECOND INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>Case No.: 2025CA0000078</p> <p>WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2</p> <p>Plaintiff, vs.</p> <p>JOHN B. ANGLADA A/K/A JOHN ANGLADA, UNKNOWN SPOUSE OF JOHN ANGLADA, ET.AL., Defendants.</p> <p>TO: JOHN B. ANGLADA A/K/A JOHN ANGLADA</p> <p>LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543</p> <p>UNKNOWN SPOUSE OF JOHN B. ANGLADA A/K/A JOHN ANGLADA</p> <p>LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543</p> <p>MEADOW POINTE HOMEOWNERS ASSOCIATION, INC.</p> <p>LKA: 28629 DAWNS BREAK POINT WESLEY CHAPEL, FL 33544</p> <p>UNKNOWN TENANT 1</p> <p>LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543</p> <p>UNKNOWN TENANT 2</p> <p>LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543</p> <p>You are notified of an action to foreclose a mortgage on the following property in Pasco County:</p> <p>LOT 37, BLOCK 7, MEADOW POINTE PARCEL S UNIT 3, ACCORDING TO THE MAP OR PLAT TH EREOF AS RECORDED IN PLAT BOOK 34, PAGE 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 1306 Crimson Clover Lane, Wesley Chapel, FL 33543</p> <p>The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco County, Florida; Case No.: 2025CA0000078 and is styled Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2007-FXD2 vs. John B. Anglada a/k/a John Anglada, Unknown Spouse of John Anglada, Grace Ann Morales f/k/a Grace Morales-Anglada a/k/a Grace Morales Anglada a/k/a Grace Morales a/k/a Grace Anglada, Grace Ann Morales f/k/a</p>	
<p>Grace MoralesAnglada a/k/a Grace Morales Anglada a/k/a Grace Morales a/k/a Grace Anglada, Bank of America, N.A., Meadow Pointe Homeowners Association, Inc., Unknown Tenant I, Unknown Tenant 2., et al. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf Esq., Plaintiff's attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308 on or before 5/27/25, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>The Court has authority in this suit to enter a judgment or decree in the Plaintiffs interest which will be binding upon you.</p> <p>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 document 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.</p> <p>DATED: April 22nd, 2025</p> <p>NIKKI ALVAREZ-SOWLES, ESQ.</p> <p>As Clerk of Court</p> <p>(SEAL) By: Haley Joyner</p> <p>As Deputy Clerk</p> <p>Quintairos, Prieto, Wood & Boyer, P.A.</p> <p>Attn : Foreclosure Service Department</p> <p>255 S. Orange Ave., Ste. 900</p> <p>Orlando, FL 32801-3454</p> <p>Phone: (855) 287-0240</p> <p>Fax: (855) 287-0211</p> <p>E-service: servicecopies@qpwbllaw.com</p> <p>Matter No.: FL-005108-24</p> <p>Apr. 25; May 2, 2025</p> <p>25-00797P</p>	

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Business Observer

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--- PUBLIC SALES ---

SECOND INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Northridge Community Development District

The Board of Supervisors (“Board”) of the Northridge Community Development District (“District”) will hold a regular meeting and public hearing on Monday, May 19, 2025, at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34638.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed Special Assessment Bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated April 14, 2025. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer dated March 10, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$65,700,000 principal in debt, including interest, but excluding collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

<i>NORTHDRIDGE COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY MASTER ASSESSMENT METHODOLOGY REPORT</i>	<i>APRIL 14, 2025 PAGE 14 OF 19</i>
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EXHIBIT A				
The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$65,700,000.00 payable in 30 annual installments of principal of \$33,391.99 per gross acre. The maximum par debt is \$398,435.37 per gross acre and is outlined below.				
Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.				
ASSESSMENT ROLL				
TOTAL ASSESSMENT:		\$65,700,000.00		
ANNUAL ASSESSMENT:		\$5,835,962		(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		164.90		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$398,435.37		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$35,391.99		(30 Installments)
		PER PARCEL ASSESSMENTS		
		Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Landowner Name, Manatee County - Legal Description Attach				
Northridge 829, LLC Pasco County		164.90	\$ 63,700,000.00	\$ 5,835,962.37
SEE ATTACHED LEGAL DESCRIPTION EXHIBIT B				
Totals:		164.90	\$65,700,000	\$5,835,962

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at brian.lamb@inframark.com at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager

RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHDRIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Northridge Community Development District (the “District”) has determined to construct and/or acquire certain public improvements (the “Project”) set forth in the plans and specifications described in the Master Report of the District Engineer dated March 10, 2025 (the “Engineer’s Report”), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District Office”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida

Statutes (the “Debt Assessments”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated April 14, 2025, (the “Assessment Report”) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer’s Report, the estimated cost of the Project is approximately \$42,280,000 (hereinafter referred to as the “Estimated Cost”).
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$65,700,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent assessment unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on April 14, 2025.

Attest:

/s/ Bryan Radcliff.

Printed Name: Bryan Radcliff

Secretary/Assistant Secretary

Northridge Community Development District

/s/ Richard Sacchi

Name: Richard Sacchi

Chair of the Board of Supervisors



April 25; May 2, 2025

25-00782P

--- ACTIONS ---

SECOND INSERTION

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

CASE NO.:
2025CA000392CAAXWS
U.S. BANK NATIONAL
ASSOCIATION
Plaintiff(s), vs.
JORDAN WILLIAMS; HOUSING
FINANCE AUTHORITY OF
PINELLAS COUNTY; KAYLA
WILLIAMS; THE UNKNOWN
SPOUSE OF JORDAN WILLIAMS;
THE UNKNOWN TENANT IN
POSSESSION,
Defendant(s).

TO: JORDAN WILLIAMS
LAST KNOWN ADDRESS: 7116 SAN-
DALWOOD DRIVE, PORT RICHEY,
FL 34668 CURRENT ADDRESS: UN-
KNOWN
TO: KAYLA WILLIAMS
LAST KNOWN ADDRESS: 7116 SAN-
DALWOOD DRIVE, PORT RICHEY,
FL 34668 CURRENT ADDRESS: UN-
KNOWN

YOU ARE HEREBY NOTIFIED that
a civil action has been filed against you
in the Circuit Court of Pasco County,
Florida, to foreclose certain real prop-
erty described as follows:

LOT 2382, EMBASSY HILLS
UNIT SIXTEEN, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
15, PAGE(S) 138 AND 139, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property address: 7116 Sandal-
wood Drive, Port Richey, FL
34668

You are required to file a written re-
sponse with the Court and serve a copy
of your written defenses, if any, to it on

Padgett Law Group, whose address is
6267 Old Water Oak Road, Suite 203,
Tallahassee, FL 32312, at least thirty
(30) days from the date of first pub-
lication, 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 de-
manded in the complaint. DUE ON OR
BEFORE MAY 27TH, 2025

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Public Information
Dept., Pasco County Government Cen-
ter, 7530 Little Rd., New Port Richey,
FL 34654; (727) 847-8110 (V) in New
Port Richey; (352) 521-4274, ext 8110
(V) in Dade City, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days; if
you are hearing impaired call 711. The
court does not provide transportation
and cannot accommodate for this ser-
vice. Persons with disabilities needing
transportation to court should contact
their local public transportation pro-
viders for information regarding trans-
portation services.

DATED this April 22, 2025.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
BY: Shakira Ramirez Pagan
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-001190-1
Apr. 25; May 2, 2025 25-00799P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2025-CP-000602-W5
IN RE: ESTATE OF
DEBORAH L. HINDMAN
Deceased.

The administration of the estate of
DEBORAH L. HINDMAN, deceased,
whose date of death was January 25,
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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 de-
mands 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 April 25, 2025.

Personal Representative
s/John B. Shelly
JOHN B. SHELLY

10015 Trinity Blvd., Suite 101
Trinity, FL 34655

Attorney for Personal Representative:
s/David J. Wollinka

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
Secondary E-Mail:
jamie@wollinka.com
Apr. 25; May 2, 2025 25-00813P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-543
IN RE: ESTATE OF
WALTER J. MOLEN AKA
WALTER JAMES MOLEN
Deceased.

The administration of the estate of
WALTER J. MOLEN AKA WALTER
JAMES MOLEN, deceased, whose
date of death was January 26, 2025, 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 repre-
sentative’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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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 de-
mands 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: April 25, 2025.

Personal Representative:
DAWN MOLEN

1532 Morning Rose Place
Trinity, Florida 34655

BRIAN MOLEN

871 86th Ave. N

St. Petersburg, Florida 33702

Attorney for Personal Representative:
STEPHEN R. WILLIAMS

Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail:
srv@wrplawyers.com
Apr. 25; May 2, 2025 25-00812P

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA005035CAAXWS JP Morgan Chase Bank, National Association, Plaintiff, vs. Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA005035CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein JP Morgan Chase Bank, National Association is the Plaintiff and Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler; Unknown Spouse of Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler; Gulfwinds of Pasco County Homeowners Association, Inc.; Synchrony Bank; Barclays Bank Delaware; Midland Funding LLC;</p>	<p>Citibank, N.A. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 2nd day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 139, GULFWINDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 95 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 35-26-15-0050-00000-1390 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center,</p>
	<p>7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22nd day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02305 Apr. 25; May 2, 2025 25-00798P</p>

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-001903 WS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARTHA M. BLAIR, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 23, 2025, and entered in Case No. 2024-CA-001903 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Walter D. Cwikla, Gulf Landings Association, Inc, Annetta Cwikla, Martha M. Blair, 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 May 27, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 285, GULF HARBORS SEA FOREST, UNIT 3D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 123 AND 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 6170 SEASIDE DR NEW PORT RICHEY FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>	<p>Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 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 02 day of April, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/24-004245 Apr. 25; May 2, 2025 25-00826P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3104 AND 3104-A, BEACON SQUARE, UNIT 24, PHASE</p>	<p>2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22 day of April, 2025. 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 By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com Apr. 25; May 2, 2025 25-00800P</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No. 2025CA000974CAAXWS POLYCHRONIOS TERZIDIS Plaintiff, v. ESTATE OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY THROUGH, UNDER, OR AGAINST COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; AND VIRGINIA PALIATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED, Defendants. TO: ESTATE OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,</p>	

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2022CA002593CAAXWS U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3, Plaintiff, vs. ERIKA ANN BLOOMQUIST F/K/A ERICA A. MCADAMS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 03, 2024, and entered in 2022CA002593CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3 is the Plaintiff and ERIKA ANN BLOOMQUIST F/K/A ERICA A. MCADAMS; SYNERGY CONTRACTING GROUP, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 28 AND 29, MARTHA'S VINEYARD UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5435 QUIST DR, PORT RICHEY, FL 34668</p>	<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22 day of April, 2025. 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 By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-230945 - NAC Apr. 25; May 2, 2025 25-00802P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2022-CA-002235-CAAX-ES PINGORA LOAN SERVICING, LLC, Plaintiff, vs. ISAAC NEWTON; CRISTAN E. NEWTON; UNKNOWN SPOUSE OF ISAAC NEWTON; 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 27 day of May, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 37, BLOCK 15, OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA PROPERTY ADDRESS: 3134 ASHMONTE DRIVE, LAND O LAKES, FL 34638 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</p>	<p>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 services. Dated this 21 day of April 2025. 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 Apr. 25; May 2, 2025 25-00790P</p>

SECOND INSERTION	
<p>CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY THROUGH, UNDER, OR AGAINST COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; AND VIRGINIA PALIATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED, YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: YOU ARE NOTIFIED that an action for: Count I - Breach of Contract; Count II - Unjust Enrichment; and Count III - Quantum Meruit, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George G. Pappas, Esquire, the Plaintiff's attorney, whose address is 1822 N. Belcher Road, Suite 200, Clearwater, FL 33765, on or before 05/26/2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to participate in this</p>	<p>proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on 04/21/2025. Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: /s/ Kaylen McCutcheon As Deputy Clerk Apr. 25; May 2, 9, 16, 2025 25-00796P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA001900CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALLEN T. WRIGHT, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2025, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26,</p>	<p>PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8904 PLANTERS LN, NEW PORT RICHEY, FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8028 (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 22 day of April, 2025. 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 By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-079827 - MiM Apr. 25; May 2, 2025 25-00801P</p>

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024CA002170CAAXES PennyMac Loan Services, LLC Plaintiff, vs. Robert Thomas Wojerski; Unknown Spouse of Robert Thomas Wojerski; Scott R. Shoemaker Defendants. TO: Robert Thomas Wojerski and Unknown Spouse of Robert Thomas Wojerski Last Known Address: 40018 Proud Mockingbird Rd, Zephyrhills, FL 33540-- YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 67, PINE BREEZE COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 22, IN 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before</p>	<p>May 27th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED on April 22, 2025. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk File# 24-F01398 Apr. 25; Mar. 2, 2025 25-00823P</p>

ACTIONS / SALES

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2022CA001753CAAXES DIVISION: J5 NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, -vs- Martin Wanyo a/k/a Marty F. Wanyo a/k/a Martin Floyd Wanyo; Dara Marie Wanyo a/k/a Dara Marie Wiesert; Hernando HMA LLC DBA Bayfront Health Spring Hill; Bank of America, N.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil</p>	<p>Case No. 2022CA001753CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff and Martin Wanyo a/k/a Marty F. Wanyo a/k/a Martin Floyd Wanyo are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on May 27, 2025, the following described property as set forth in said Final Judgment, to-wit: TRACT 16, OF THE UNRECORDED SUBDIVISION OF HIGHLAND FOREST, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-WEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 89°58'14" EAST, A DISTANCE</p>
	<p>OF 1306.24 FEET; THENCE NORTH 0°08'31" WEST, A DISTANCE OF 989.97 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°08'31" WEST, A DISTANCE OF 329.99 FEET; THENCE NORTH 89°59'26" EAST, A DISTANCE OF 1,255.52 FEET; THENCE SOUTH 0°03'44" WEST, A DISTANCE OF 329.89 FEET; THENCE SOUTH 89°59'08" WEST, A DISTANCE OF 1,254.34 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-326584 FC01 ALW Apr. 25; May 2, 2025 25-00794P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024-CC-003107 GOLD ROCK INC., A FLORIDA CORPORATION PLAINTIFF, VS. HTN TRUST INC., A FLORIDA CORPORATION DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated July 3, 2024 and entered in 24-CC-003107 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Gold Rock Inc., is the Plaintiff and HTN Trust Inc. is the Defendant. Nichole "Nikki" Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 am on May 21, 2025 the following described property as set forth in said Default Final Judgment of Foreclosure, to wit: LOT 48, CARPENTER'S RUN PHASE III, according to the Plat thereof as recorded in Plat Book 27, Pages 116 through 118, Public Records of Pasco County Florida. Property Address: 1805 Candlestick Court, Lutz, FL 33549</p>	<p>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 Statute, Section 45.031. AMERICANS WITH DISABILITY ACT: 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 April 9, 2025 /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com Apr. 25; May 2, 2025 25-00791P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA000539CAAXES Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Barbara J. Boettcher a/k/a Barbara Jane Boettcher, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000539CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Barbara J. Boettcher a/k/a Barbara Jane Boettcher, Deceased; Raymond P. Whelan a/k/a Raymond Whelan; Shawn P. Whelan; Scott Whelan; Edward Raymond Whelan, II a/k/a Edward R. Whelan, II a/k/a Edward Raymond Whelan; Tropical Mobile Home Owners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: BEGINNING AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST, THENCE SOUTH 501.5 FEET, THENCE N. 89°55'30"W., 555.0 FEET TO A POINT OF BEGINNING, THENCE N. 89°55'30"W., 111.89 FEET, THENCE N. 0°33'30" W., 60.0 FEET, THENCE S. 89°55'30" E., 112.39 FEET, THENCE SOUTH 60.0 FEET TO THE POINT OF BEGINNING; LESS THE EAST 40.00 FEET FOR ROAD RIGHT OF WAY, BEING A PART OF TRACT 12 OF ZEPHYRHILLS</p>	<p>COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 2002 ENTERTNR DOUBLE WIDE MOBILE HOME, TITLE #86032204, VIN#FLFL270A29580CY21, AND TITLE #86032579, VIN#WFLFL270B29580CY21, WHICH MOBILE HOME TITLES ARE BEING CANCELLED/RETIRED. SAID MOBILE HOME IS PERMANENTLY AFFIXED TO CAPTIONED PROPERTY. PARCEL IDENTIFICATION NUMBER: 15-26-21-0140-00000-0220 TAX ID: 15-26-21-0140-00000-0220 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 21st day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00162 Apr. 25; May 2, 2025 25-00788P</p>
	<p>OF 1306.24 FEET; THENCE NORTH 0°08'31" WEST, A DISTANCE OF 989.97 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°08'31" WEST, A DISTANCE OF 329.99 FEET; THENCE NORTH 89°59'26" EAST, A DISTANCE OF 1,255.52 FEET; THENCE SOUTH 0°03'44" WEST, A DISTANCE OF 329.89 FEET; THENCE SOUTH 89°59'08" WEST, A DISTANCE OF 1,254.34 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, 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 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/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 8381 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 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 22-006472-1 Apr. 25; May 2, 2025 25-00792P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 17-26-16-0010-00000-0220</p>	<p>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 FUNDS AS UNCLAIMED. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (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 18th day of April, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1073B Apr. 25; May 2, 2025 25-00785P</p>

SECOND INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 24-CC-5377 GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN EDWARD OLIVER, JR., ANNAMARIE CHRISTENSON, LARRY FRENCH and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as: Unit B, Building 3088, GARDENS OF BEACON SQUARE CONDOMINIUM NO. 4, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all of its attachments and amendments, as recorded in O.R. Book 588, Pages 515-576, as amended in O.R. Book 892, Page 324, and all amendments thereto, and as recorded in Plat Book 11, Pages 7-11, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 4350 Sunstate Drive, New Port Richey, Florida, 34652. at public sale, to the highest and best bidder, for cash, at</p>	<p>www.pasco.realforeclose.com, at 11:00 A.M. on May 15, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 16th day of April, 2025. NIKKI ALVAREZ-SOLWES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 Apr. 25; May 2, 2025 25-00795P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA004990CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Wendy Carson, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED</p>	<p>IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 23-24-16-0080-00000-0010 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 21st day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02252 Apr. 25; May 2, 2025 25-00787P</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 17-26-16-0010-00000-0220</p>	<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 16th day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426 Apr. 25; May 2, 2025 25-00786P</p>