

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT**  
The Board of Supervisors of New Port Corners Community Development District will hold their audit committee meeting on March 11, 2025 at 9:30 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Debby Wallace  
District Manager  
February 21, 2025 25-00338P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP  
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Copper Spring Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copper Spring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:

March 11, 2025  
April 8, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Copperspring CDD  
Sean Craft, District Manager  
February 21, 2025 25-00336P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on March 4, 2024, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager  
February 21, 2025 25-00334P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Angeline Community Development District

The Board of Supervisors (the "Board") of the Angeline Community Development District (the "District") will hold a public hearing and a meeting on March 11, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at larry@breezehome.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours 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 Manager's office.

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

Larry Krause  
District Manager  
February 21, 28, 2025 25-00333P

FIRST INSERTION

Notice is hereby given that JOSE LUIS BAUTISTA, owner, desiring to engage in business under the fictitious name of INTEGRITY DRYWALL SOLUTIONS LOCATED AT 35317 FLOWERFIELD LN, DADE CITY, FLORIDA 33525 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
February 21, 2025 25-00344P

FIRST INSERTION

BOARD OF SUPERVISORS AMENDED MEETING DATES  
THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of The Preserve at South Branch Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at Spring Hill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638 as follows:

Tuesday, March 4, 2025 9 a.m.  
Tuesday, April 1, 2025 9 a.m.  
Tuesday, May 6, 2025 9 a.m.  
Tuesday, June 3, 2025 4 p.m.  
Tuesday, July 1, 2025 9 a.m.  
Tuesday, August 5, 2025 6 p.m.  
Tuesday, September 2, 2025 4 p.m.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. At such times the Board is so authorized and may consider any business that may properly come before it. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
February 21, 2025 25-00340P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES  
NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024-2025

The Board of Supervisors of the Northridge Community Development District will hold their regular meetings for Fiscal Year 2025 at Spring Hill Suites located at 16615 Crosspointe Run, Land O' Lakes, FL 34638 at 11:00 a.m. unless otherwise indicated as follows.

March 10, 2025 11:00 a.m.  
April 7, 2025 11:00 a.m.  
May 12, 2025 11:00 a.m.  
June 9, 2025 11:00 a.m.  
July 14, 2025 11:00 a.m.  
August 11, 2025 11:00 a.m.  
September 8, 2025 11:00 a.m.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Brian Lamb  
District Manager  
February 21, 2025 25-00339P

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Hillsborough County Circuit Court, Court of Hillsborough County, Florida on the 16th day of February, 2024, the cause wherein Live Oak Contracting LLC, was Plaintiff, and Magnum Coatings Inc., a Florida Corporation, Eric T Gordon an individual, was Defendant, being case number 17-CA-4752 in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Magnum Coatings Inc., a Florida Corporation, Eric T Gordon an individual, in and to the following described property, to wit:

Lot 3: Commence at the Northwest corner of the SE 1/4 of Section 6, Township 24 South Range 21 East, Pasco County, Florida; thence South 0 degrees 17'46" West, along the West line of said SE 1/4, 270.0 feet; thence South 89 degrees 48'44" East, parallel to the North line of said SE 1/4, 1047.89 feet; thence South 0 degrees 30'28" West, 741.04 feet for a Point Of Beginning; thence South 89 degrees 45'28" East, 357.28 feet; thence South 01 degrees 04'10" West, 358.21 feet; thence North 89 degrees 43'50" West 353.77 feet; thence North 0 degrees 30'28" East, 358.02 feet to the Point of Beginning. Subject to an easement for ingress-egress over and across the West 22.5 feet thereof. Together with an easement for ingress-egress over and across the following described tract: Commence at the Northwest corner of the SE 1/4 of Section 6, Township 24 South, Range 21 East, Pasco County, Florida; thence South 0 degrees 17'46" West, along the West line of said SE 1/4, 270.00 feet; thence South 89 degrees 48'44" East, parallel to the North line of said SE 1/4, 1040.39 feet for a Point of Beginning; thence continue South 89 degrees 48'44" East, 30.0 feet; thence South 0 degrees 30'28" West, 741.05 feet; thence North 89 degrees 45'28" West, 22.5 feet; thence South 0 degrees 30'28" West, 358.02 feet; thence North 89 degrees 43'50" West, 7.50 feet; thence North 0 degrees 30'28" East, 1099.05 feet to the Point Of Beginning, less the North 25.0 feet thereof. 18250 Howell Drive, Dade City, FL 33523

I shall offer this property for sale "AS IS" on March 26, 2025, at 10:00 am or as soon thereafter as possible, at 7432 Little Rd, New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances and judgements, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Allison L Friedman PA  
20533 Biscayne Boulevard  
Suite 4-435  
Aventura, FL 33180

CHRIS NOCCO, as Sheriff  
Pasco County, Florida  
By: /s/ Cpl. David Peltz  
Deputy Sheriff  
25-00342P

Feb. 21, 28; Mar. 7, 14, 2025

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP  
NEW PORT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the New Port Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copper Spring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:

March 11, 2025  
April 8, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

New Port Corners CDD  
Debby Wallace, District Manager  
February 21, 2025 25-00337P

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP  
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Connerton East Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copper Spring CDD meeting at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588 on the following dates as indicated:

March 11, 2025  
April 8, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Connerton East CDD  
Debby Wallace, District Manager  
February 21, 2025 25-00335P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR PTC COMMUNITY DEVELOPMENT DISTRICT

The PTC Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) and the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on March 7, 2025, to the District Manager, Kristen Suit, at suik@whhassociates.com, with a copy to gillyard@whhassociates.com ("District Manager's Office"). Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at suik@whhassociates.com with a copy to District Counsel, Jennifer Kilinski, at jennifer@cdllawyers.com.

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, Wrathell, Hunt, & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33481, suik@whhassociates.com, and gillyard@whhassociates.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Kristen Suit  
District Manager  
February 21, 2025 25-00341P

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

**CALL 941-906-9386**  
and select the appropriate County name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**



--- ESTATE / PUBLIC SALES / ACTIONS ---

FIRST INSERTION

**NOTICE OF RULEMAKING FOR THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)**

Public hearings will be conducted by the Board of Supervisors of the Avalon Park West Community Development District ("District") on March 28, 2025, at 11:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to promulgate a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. The purposes and effects of the rules are to provide for towing of cars on District-owned roads and other property. The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Prior notice of rule development was published in the Business Observer on February 14, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010 (hereinafter, the "District Office") at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A copy of the proposed rules may be obtained by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Jamie Sanchez  
District Manager  
February 21, 2025 25-00354P

FIRST INSERTION

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

Case No.: 2025CA000201CAAXWS

**MARIA ELENA DIAZ LLC, A FLORIDA LIMITED LIABILITY COMPANY, Plaintiff, vs. TRUSTEE MANAGEMENT SERVICES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE BEMONT AVE TRUST #11955 UTD JULY 27, 2005; JOANNE M. DAVIS; ANY UNKNOWN SPOUSE OF JOANNE M. DAVIS; JOANNE M. DAVIS AS TRUSTEE UTA DATED 3-18-04; AND THE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.**

TO: TRUSTEE MANAGEMENT SERVICES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE BEMONT AVE TRUST #11955 UTD JULY 27, 2005 COMPANY, Universal Registered Agent, 1317 California, Street, Tallahassee, Florida, 32304.  
TO: JOANNE M. DAVIS, 7633 Greystone Drive, Hudson, Florida, 34667.  
TO: ANY UNKNOWN SPOUSE OF JOANNE M. DAVIS, 7633 Greystone Drive, Hudson, Florida, 34667.  
TO: JOANNE M. DAVIS AS TRUSTEE UTA DATED 3-18-04, 7633 Greystone Drive, Hudson, Florida, 34667.  
TO: FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, EXECUTIVE DIRECTOR C/O GENERAL COUNSEL, 2900 APALACHEE PARKWAY, A432, TALLAHASSEE, FL, 32399.

YOU ARE NOTIFIED that an action to quiet title to the following property located in Pasco County, Florida, and more particularly described as follows: LOTS 37-39 BLOCK 153, MOON LAKE ESTATES UNIT NINE EXTENSIONS, according to the map or plat thereof, as recorded in Plat Book 4, at Page 104, of the Public Records

of Pasco County, Florida, TOGETHER with that certain 1995, 66 x 16 TOP GUN Mobile Home, serial number IHFL951250, situate thereupon.

has been filed against you and you are required to serve a copy of your written defenses, if any, to CEDRIC P. HAY, ESQ., the Plaintiffs attorney, whose address is Beil & Hay, P.A., 12300 U.S. Highway 19, Hudson, FL 34667, on or before thirty (30) days from the date of the first publication of this notice, and file the original with the Clerk of this 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. DUE ON OR BEFORE 03/24/2025

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. 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 transportation services.

WITNESS my hand and the seal of said Court on this February 19, 2025

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
SEAL  
By /s/ Haley Joyner  
Deputy Clerk

CEDRIC P. HAY, ESQ.  
Beil & Hay, P.A.  
12300 U.S. Highway 19  
Hudson, FL 34667  
Telephone: (727) 868-2306  
Facsimile: (727) 863-1287  
Email: cphay@beilandhay.com  
SPN: 96964  
FBN: 0722510  
February 21, 2025 25-00352P

FIRST INSERTION

**NOTICE OF RULEMAKING FOR THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)**

Public hearings will be conducted by the Board of Supervisors of the Summerstone Community Development District ("District") on March 28, 2025, at 10:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to promulgate a rule entitled Rule Relating to Parking and Parking Enforcement. The purposes and effects of the rules are to provide for towing of cars on District-owned roads and other property. The proposed rules include the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the proposed rules. The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Prior notice of rule development was published in the Business Observer on February 14, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010 (hereinafter, the "District Office") at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A copy of the proposed rules may be obtained by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Jamie Sanchez  
District Manager  
February 21, 2025 25-00357P

FIRST INSERTION

**NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") on March 26, 2025, at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on February 14, 2025.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedures under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services, and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Kristen Suit, District Manager  
Del Webb River Reserve Community Development District  
February 21, 2025 25-00356P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000115 IN RE: ESTATE OF ANTHONY F. VILLANO, Deceased.**

The Administration of the Estate of Anthony F. Villano, deceased, whose date of death was July 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 February 21, 2025.

**Personal Representative:**  
**Carmine Villano**  
5705 Holly Court  
Palm Harbor, Florida 34685  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atauselaw.com  
Secondary E-Mail:  
shelby@atauselaw.com  
February 21, 28, 2025 25-00353P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the minor alteration of an existing Surface Water Management System on 99.70 acres to serve the Residential project known as Connerton Village 3 Phase 1. The project is located in Pasco County, S30/T25S/R19E, S25/T25S/R18E. The permit applicant is Lennar Homes, 4301 W Boy Scout Blvd, Suite 600, Tampa, FL 33607. The Permit No. is 43023534.078.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

**NOTICE OF RIGHTS**

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.  
February 21, 2025 25-00355P

FIRST INSERTION

Notice is hereby given that Gregory L Anderson, owner, desiring to engage in business under the fictitious name of Comprehensive Property Services located at 28514 Seashell Ct, Wesley Chapel, Florida 33545 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
February 21, 2025 25-00358P

**PUBLISH YOUR LEGAL NOTICE**

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Business Observer

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Business Observer



--- ESTATE / SALES ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No.: 25-CP-000087-ES**  
**IN RE:**  
**MICHAEL EDWARD**  
**SCHUEMANN**  
**Deceased.**

The administration of the Estate of MICHAEL EDWARD SCHUEMANN, deceased, whose date of death was June 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, Florida 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 February 21, 2025.

**Personal Representative:**  
**Kristine Thorpe**  
 9960 US Hwy 98  
 Dade City, Florida 33525  
 Attorney for Personal Representative:  
 Elaine N. McGinnis  
 Florida Bar Number: 725250  
 324 N. Dale Mabry Highway,  
 Suite 100  
 Tampa, FL 33609  
 Telephone: (813) 851-3380  
 E-Mail:  
 elaine@estatelawtampa.com  
 February 21, 28, 2025 25-00328P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 24-CP-002022**  
**IN RE: ESTATE OF**  
**SUSAN BLAIR SOUTHWICK,**  
**Deceased.**

The administration of the Estate of Susan Blair Southwick, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 8731 Citizens Drive, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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 February 21, 2025.

**Personal Representative:**  
**Scott Edward Southwick**  
 804 W. Rollins Road  
 Columbia, Missouri 65203  
 Attorney for Personal Representative:  
 Ashly Mae Guernaccini, Esq.  
 Florida Bar Number: 1022329  
 314 S. Missouri Avenue, Suite 201  
 Clearwater, Florida 33756  
 Telephone: (727) 477-2255  
 Fax: (727) 234-8024  
 E-Mail: ashly@atcauselaw.com  
 Secondary E-Mail:  
 shelby@atcauselaw.com  
 February 21, 28, 2025 25-00319P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-000505**  
**IN RE: ESTATE OF:**  
**VIRGINIA M. GARL,**  
**Deceased.**

The administration of the estate of VIRGINIA M. GARL, deceased, whose date of death was August 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The name and address 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 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 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

The date of first publication of this notice is February 21, 2025.

**Personal Representative:**  
**TIFFANY D. KLINE,**  
**Personal Representative**  
 634 Hoop St.  
 Olean, NY 14760  
 Attorney for Estate:  
 PAUL KNUDSEN, ESQUIRE  
 Paul Knudsen, P.A.  
 10863 Park Boulevard, Suite 5  
 Seminole, FL 33772  
 Telephone: (727) 398-3600  
 February 21, 28, 2025 25-00326P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE  
 SIXTH JUDICIAL CIRCUIT IN AND  
 FOR PASCO COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 25-CP-000278**  
**IN RE: ESTATE OF**  
**ROBERT JAMES BANCROFT**  
**Deceased.**

The administration of the estate of Robert James Bancroft, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 21, 2025.

**Personal Representative:**  
**Barbara Marie Barnard**  
 Attorney for Personal Representative:  
 SPINKS LAW FIRM  
 /s/ T. Edmund Spinks  
 T. Edmund Spinks, Esq.  
 Fla Bar No. 0423947  
 2801 W. Busch Blvd. Ste 200  
 Tampa, FL 33618  
 Phn: 813-651-1233  
 Email: ed@spinkslawfirm.com  
 February 21, 28, 2025 25-00329P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No.**  
**51-2025-CP-000147-CPAX-WS**  
**IN RE: ESTATE OF**  
**ROY CALVIN MERCER, JR.,**  
**Deceased.**

The administration of the estate of ROY CALVIN MERCER, JR., deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The file number for the estate is 51-2025-CP-000147-CPAX-WS.

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.

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

The date of first publication of this notice is February 21, 2025.

**Personal Representative:**  
**Justin McCamey**  
 17713 Ayshire Blvd.  
 Land O'Lakes, Florida 34638  
 Attorney for Personal Representative:  
 Keifer M. Exum, Esq.  
 Attorney for Personal Representative  
 Florida Bar No. 1025388  
 Elder Law Firm of  
 Clements & Wallace, PL  
 310 E Main St  
 Lakeland, FL 33801  
 Ph: (863) 687-2287  
 Eml: kexum@mclements.com  
 2nd Eml: jwolf@mclements.com  
 February 21, 28, 2025 25-00323P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025-CP-000068**  
**IN RE: ESTATE OF**  
**GERALD J. FLATT,**  
**Deceased.**

The administration of the estate of GERALD J. FLATT, deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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: February 21, 2025.

Signed on this 15th day of October 15, 2024.

**LINDSEY FAY OSBORNE**  
**Personal Representative**  
 22580 Hale Road  
 Land O' Lakes, FL 34639  
 Rebecca C. Bell  
 Attorney for Personal Representative  
 Florida Bar No. 0223440  
 Delzer, Coulter & Bell, P.A  
 7920 U.S. Highway 19  
 Port Richey, FL 34668  
 Telephone: (727) 848-3404  
 Email:  
 rebecca@delzercoulter.com  
 February 21, 28, 2025 25-00322P

--- PUBLIC SALES ---

**FIRST INSERTION**  
**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**  
**REQUEST FOR PROPOSALS**  
**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**  
**Pasco County, Florida**

Notice is hereby given that the Silverado Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to gillyard@whhassociates.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND one (1) PDF file on a flash-drive no later than March 24, 2025 at 2:00 p.m. (EST) at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Attention: Daphne Gillyard. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Silverado Community Development District - Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned unopened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by sending an email to gillyard@whhassociates.com, (561)571-0010.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Meredith Hammock at meredith@cdlawyers.com and Jamie Sanchez at sanchezj@whhassociates.com.

Silverado Community Development District  
 Jamie Sanchez, District Manager  
 February 21, 2025 25-00343P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 25-CP-131**  
**Division 44-E**  
**IN RE: ESTATE OF**  
**ADOLFO RIZO**  
**Deceased.**

The administration of the estate of Adolfo Rizo, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Rd, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 February 21, 2025.

**Personal Representative:**  
**/s/ Richard Villarno**  
**Richard Villarno**  
 20121 Heritage Point Drive  
 Tampa, Florida 33647  
 Attorney for Personal Representative:  
 /s/ Brian P. Buchert  
 Brian P. Buchert, Esquire  
 Florida Bar Number: 55477  
 3249 W. Cypress Street, Suite A  
 Tampa, FL 33607  
 Telephone: (813) 434-0570  
 Fax: (813) 422-7837  
 E-Mail:  
 BBuchert@BuchertLawOffice.com  
 February 21, 28, 2025 25-00348P

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT OF THE  
 6th JUDICIAL CIRCUIT IN AND  
 FOR PASCO COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025CP000185CPAXES**  
**IN RE: ESTATE OF**  
**JERRY AMESQUITA GARCIA**  
**Deceased.**

The administration of the estate of JERRY AMESQUITA GARCIA, deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2025CP000185CPAXES. The names and address 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 CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 21, 2025.

**Personal Representative**  
**Kari Voss Garcia**  
 20645 Helen Court  
 Lutz, FL 33558  
 Attorney for  
 Personal Representative  
 Gadiel A. Espinoza, Esq.  
 Florida Bar No. 121831  
 LAW OFFICE OF  
 GADIEL A. ESPINOZA, PLLC  
 3632 Land O' Lakes Blvd. Ste. 104-1  
 Land O' Lakes, FL 34639  
 Tel. (813) 897-0295  
 Email: office@gadielepinozalaw.com  
 February 21, 28, 2025 25-00324P

**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 March 13, 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 Candle-

stick Court, Lutz, FL 33549  
 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 February 12, 2025  
 /s/ Kimberly Garno  
 Kimberly L. Garno, Esq.  
 Florida Bar # 84538  
 9104 BrindleeWood Dr  
 Odessa, FL 33556  
 E-Service: kimberlygarno@gmail.com  
 February 21, 28, 2025 25-00316P

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER** **CALL 941-906-9386**  
 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.  
**51-2025-CP-000132-CPAXWS**  
Division Probate  
IN RE: ESTATE OF  
**DOROTHY A. BEIL**  
Decedent.

The administration of the estate of Dorothy A. Beil deceased, whose date of death was January 10, 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 the first publication of this Notice is February 21, 2025.

**Personal Representative:**

**Eugene Beil**  
12300 US Hwy 19  
Hudson, Florida 34667  
Attorney for Personal Representative:  
Margaret E. Beil, Esq., Attorney  
Florida Bar Number: 0930260  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727)868-2306;  
Fax:(727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
February 21, 28, 2025 25-00320P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.  
**51-2025-CP-000035-CPAXWS**  
Division Probate  
IN RE: ESTATE OF  
**LEIGH A. MAYRANEN**  
Decedent.

The administration of the estate of Leigh A. Mayranen, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 the first publication of this Notice is February 21, 2025.

**Personal Representative:**

**Dawn Dayton Mayranen**  
6824 Heron Lake Lane  
Hudson, Florida 34667  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727)868-2306;  
Fax:(727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
February 21, 28, 2025 25-00321P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
SIXTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA,  
IN AND FOR  
PASCO COUNTY  
PROBATE DIVISION  
FILE NO.:  
**2025-CP-000060-CPAXES**  
IN RE:  
**ERNEST RICHARD ALBERT**  
Decedent.

The administration of the estate of ERNEST RICHARD ALBERT, deceased, whose date of death was May 16, 2014, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 2025-CP-000060-CPAXES; 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, including unmaturred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE 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 February 21, 2025.

**Petitioner**

**KATHARINE A. HILL**  
37341 Dixie Ave.  
Dade City, Florida 33525  
Attorneys for Petitioner  
D. Michael Lins, Esquire  
Florida Bar No. 435899  
J. Michael Lins, Esquire  
Florida Bar No.: 1011033  
LINS LAW GROUP, P.A.  
14497 N. Dale Mabry Hwy.,  
Suite 160-N  
Tampa, FL 33618  
P. (813) 386-5768  
Primary E-mail:  
mike@linslawgroup.com  
Secondary E-Mail:  
kris@linslawgroup.com  
February 21, 28, 2025 25-00327P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number:  
**51-2025-CP-000280-WS**  
In Re The Estate Of:  
**LAMAR HAYNES LALLERSTEDT,**  
Deceased

The administration of the estate of LAMAR HAYNES LALLERSTEDT, deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) 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.

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

The date of first publication of this notice is February 21, 2025.

**Personal Representative:**

**SALLIE LIMARIE SWINFORD - PL**  
10709 Pontofino Circle  
Trinity, FL 34655  
Attorney for Personal Representative:  
LAW OFFICES OF  
STEVEN K. JONAS, P.A.  
4914 State Road 54  
New Port Richey, Florida 34652  
(727) 846-6945; Fax (727) 846-6953  
email:  
sjonas@gulfcoastlegalcenters.com  
jnnew@gulfcoastlegalcenters.com  
STEVEN K. JONAS, Esq.  
FBN: 0342180  
February 21, 28, 2025 25-00325P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-50**  
IN RE: ESTATE OF  
**KATHLEEN JEAN SPEARE**  
Deceased.

The administration of the estate of KATHLEEN JEAN SPEARE, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 February 21, 2025.

**Personal Representative:**

**RANDALL SPEARE**  
20851 Redblush Lane  
Land O' Lakes, Florida 34637  
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:  
srw@wrplawyers.com  
February 21, 28, 2025 25-00331P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-51**  
IN RE: ESTATE OF  
**MARY JANE FISHER**  
Deceased.

The administration of the estate of MARY JANE FISHER, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 21, 2025.

**Personal Representative:**

**MICHAEL J. FISHER**  
27 Saxony Rd.  
Pittsford, New York 14534  
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:  
srw@wrplawyers.com  
February 21, 28, 2025 25-00332P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2024-CP-355**  
IN RE: ESTATE OF  
**MATTHEW CANARIO,**  
Deceased.

The administration of the estate of MATTHEW CANARIO, deceased, whose date of death was March 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: February 21, 2025.

**TRINA CANARIO**

**Personal Representative**  
10285 Lavender Aster Trail  
San Antonio, FL 33576  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
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:  
jrvera@hnh-law.com  
February 21, 28, 2025 25-00349P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **512025CP000065CPAXWS**  
Division: Probate  
IN RE: ESTATE OF  
**RAYMOND E. FARRELL**  
Deceased.

The administration of the estate of Raymond E. Farrell, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654-5598. 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 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 February 21, 2025.

**Personal Representative:**

**Faith E. Farrell**  
4 Glen Roak  
Kings Park, New York 11754  
Attorney for Personal Representative:  
/s/ Mindy Stein  
Mindy Stein, Esq.  
Florida Bar Number: 0012155  
Law Offices of Mindy Stein, P.A.  
6501 Congress Avenue, Suite 100  
Boca Raton, Florida 33487  
Telephone: (561) 447-7644  
Fax: (561) 828-4665  
E-Mail: mstein@mindystein.com  
February 21, 28, 2025 25-00330P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **51-2025-CP-000162-WS**  
IN RE: ESTATE OF  
**WALTER RUSCIANO A/K/A**  
**WALTER L. RUSCIANO A/K/A**  
**WALTER LAWRENCE RUSCIANO**  
Deceased.

The administration of the estate of Walter Rusciano a/k/a Walter L. Rusciano a/k/a Walter Lawrence Rusciano, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 February 21, 2025.

**Personal Representative:**

**Teresa M. Rusciano**  
11033 Bremerton Court  
New Port Richey, Florida 34654  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatetrustlaw.com  
Secondary E-Mail:  
michelle@flprobatetrustlaw.com  
February 21, 28, 2025 25-00351P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-201**  
IN RE: ESTATE OF  
**ALLISON JUNE ALFONSO**  
Deceased.

The administration of the estate of ALLISON JUNE ALFONSO, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 February 21, 2025.

**Personal Representative:**

**CASEY PALMER**  
3202 Canterbury Lane  
Fallston, MD 21047  
Attorney for Personal Representative:  
/s/ Jaleh Piran-Vesseh  
JALEH PIRAN-VESSEH, ESQ.  
Florida Bar Number: 92966  
5802 State Road 54  
New Port Richey, FL 34652  
Telephone: (727) 853-1200  
Fax: (727) 376-3146  
E-Mail: jaleh@pascoelderlaw.com  
Secondary E-Mail:  
paralegal@pascoelderlaw.com  
February 21, 28, 2025 25-00350P



--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025CA000200CAAXWS**  
**DIVISION: H**  
**Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Charles Karasinski and all Unknown Spouses, Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees and all Other Parties Claiming an Interest By, Through, Under or Against the Estate of B.L. Mickler a/k/a Bartley L. Mickler, deceased, Defendants.**  
TO: Estate of B.L. Mickler a/k/a Bartley L. Mickler  
10021 Lake Dr.

New Port Richey, FL 34654  
YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before MARCH 24th, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.  
Signed on this February 13, 2025.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:  
Brooklyn Horner  
As Deputy Clerk  
Feb. 21, 28; Mar. 7, 14, 2025  
25-00313P

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 25-CC000404CCAXWS**  
**NORTHFIELD HOLDING CORP., a Florida Corporation d/b/a FLORIDA WINDOW AND DOOR, LLC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ANTONIA SCHULEWITZ, DECEASED, et al., Defendants.**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ANTONIA SCHULEWITZ, DECEASED, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS  
[CURRENT ADDRESS UNKNOWN]  
Unit No. B, Building 21 of Village Woods, Phase III, a Condominium, According to The Declaration of Condominium recorded in O.R. Book 1082, Page 1933, and all exhibits

and amendments thereof, and Recorded in Condominium Plat Book 20, Page 16, Public Records of Pasco County, Florida, together with an undivided share or interest in the common elements appurtenant thereto.  
a/k/a 12417 Dearborn Drive, Hudson, FL 34667 (the "Subject Property").  
has been filed against them and they are required to serve a copy of their written defenses, if any, to ASHLEY R. TULLOCH, ESQ., Frank, Weinberg & Black, P.L.L., Attorneys for Plaintiff, whose address is 7805 S.W. 6th Court, Plantation, Florida 33324 on or before (no later than 30 days from the date of the first publication of this notice of action) 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 or petition filed herein.  
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, persons with disabilities needing a special accommodation should contact COURT ADMINISTRATION, at the Pasco County Courthouse at (727) 847-8199. If you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court at Pasco County, Florida this 13th day of February, 2025.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Brooklyn Horner  
DEPUTY CLERK  
ASHLEY R. TULLOCH, ESQ.  
Frank, Weinberg & Black, P.L.L.  
7805 S.W. 6th Court  
Plantation, Florida 33324  
February 21, 28, 2025 25-00315P

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CIVIL DIVISION**  
**CASE NO. 2023CA000593CAAXWS**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DALE RUSS BILLINGS, JR.; JESSICA LAUREN BILLINGS; CATTLEMAN'S CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 3, 2024 and an Order Canceling and Resetting Sale dated February 05, 2025 and entered in Case No. 2023CA000593CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and DALE RUSS BILLINGS, JR.; JESSICA LAUREN BILLINGS; CATTLEMAN'S CROSSING HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m.,

on March 12, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 66, CATTLEMAN'S CROSSING PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 31, PAGES 87 AND 88, IN 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
DATED February 13, 2025.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-9071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1691-191368 / SR4  
February 21, 28, 2025 25-00314P

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CIVIL DIVISION**  
**Case No.: 2024-CA-002402**  
**CITY OF NEW PORT RICHEY, Plaintiff, v. SUNROOFING COMPANY, LLC, Defendant(s).**  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 4, 2025 and entered in Case No. 2024-CA-002402 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Sunroofing Company, LLC is/are the Defendant(s), Nikki Alvarez-Sowles, Esq. I will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on June 3, 2025 the following described properties set forth in said Final Judgment to wit:  
Lot 6, Block 109, CITY OF NEW PORT RICHEY, according to the map or plat thereof, as recorded in Plat Book 4, Page 49, of the Public Records of Pasco County, Florida.  
Property No.: 05-26-16-0030-10900-0060  
Address: 5920 Missouri Avenue, New Port Richey, FL 34652  
Any person or entity claiming an interest

est in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated in Pasco County, Florida, on February 14, 2025.  
Weidner Law, P.A.  
Counsel for the Plaintiff  
856 2nd Avenue N.  
St. Petersburg, FL 33701  
Telephone: (727) 954-8752  
Designated Email for Service: Service@MattWeidnerLaw.com  
By: s/ Matthew D. Weidner  
Matthew D. Weidner, Esq.  
Florida Bar No. 185957  
February 21, 28, 2025 25-00318P

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024CC003894AXES**  
**DIVISION: 6-C**  
**WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, v. MILAGROS CABRERA, LUIS M. DOMINGUEZ, UNKNOWN TENANT, Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 18, 2025, and entered in Case No. 2024CC003894AXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, MILAGROS CABRERA, LUIS M. DOMINGUEZ and UNKNOWN TENANT are the Defendants, that I will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, Pasco County, Florida, at 11:00 A.M. on the 20th day of March 2025, the following described property as set forth in said Order or Final Judgment, to-wit:  
Lot 352, of WINDING RIDGE PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 83, Page 23, of the Public Records of Pasco County, Florida and all amendments thereto.  
Street Address: 3086 Hollow Hickory Place, Wesley Chapel, FL 33543.  
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.  
Name of Clerk Making the Sale: Nikki Alvarez-Sowles, Clerk of the Court  
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.  
WASSERSTEIN, P.A.  
301 Yamato Road  
Suite 2199  
Boca Raton, Florida 33431  
Tel.: (561) 288-3999  
Primary E-Mail: danw@wassersteinpa.com  
By: /s Daniel Wasserstein  
DANIEL WASSERSTEIN, ESQ.  
Florida Bar No. 42840  
February 21, 28, 2025 25-00347P

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. 2023CA000717CAAXWS**  
**SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THOMAS E. FISHER A/K/A THOMAS FISHER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, et al., Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2024 in Civil Case No. 2023CA000717CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and Any and all unknown parties claiming by, through, under, and against Thomas E. Fisher a/k/a Thomas Fisher, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, 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 13th day of March, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The East 5 feet of Lot 5, All of Lots 6 and 7, and the West 5 feet of Lot 8, Block D, Valencia Terrace No. 2, according to the plat thereof as recorded in Plat Book 3, Page 57, of the Public Records of Pasco County, Florida.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-08132FL  
February 21, 28, 2025 25-00346P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024-CA-000478**  
**ELIZABETH MARIE MILLER, Plaintiff, vs. ANY AND ALL UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, JUDGMENT CREDITORS, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THEM, OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN OR TO THE ESTATE OF WARREN V. KEOUGH Defendants.**  
TO:  
ANY AND ALL UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, JUDGMENT CREDITORS, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THEM, OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN OR TO THE ESTATE OF WARREN V. KEOUGH  
3537 Tiki Dr  
Holiday, FL 34691  
YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, for Quiet Title with respect to the lands situated at 3537 Tiki Drive, Holiday, Pasco County, Florida 34691, which is described as:  
Unit 110, Tiki Villate Mobile Home Park Condominium as described

in the Declaration of Condominium dated June 15th, 1977, in Official Records Book 989, Pages 1781 through 1834 of the Public Records of Pasco County, Florida. Together with 1974 Cadi Mobile Home, I.D. #: 4230TA & 4230TB, Florida Title#: 10567046 and 10567047, located thereon.  
Parcel ID:  
25-26-0080-00000-2200  
has been filed against them and they are required to serve a copy of their written defenses, if any, to:  
TWIG, TRADE, & TRIBUNAL, PLLC  
c/o Terra L. Siskler, Esq.  
1512 E. Broward Blvd. Suite 204A  
Fort Lauderdale, FL 33301  
Within thirty days after the first publication of this notice in a newspaper in Pasco County, Florida, exclusive of the day of publication, and to file the original of the defenses with the clerk of the court either before service on the Plaintiff's Attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the complaint or petition.  
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, persons with disabilities needing a special accommodation should contact COURT ADMINISTRATION, at the Pasco County Courthouse at (727) 847-8199. If you are hearing or voice impaired, call 711.  
WITNESS my hand and Seal of this Court on February 12, 2025.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Brooklyn Horner  
DEPUTY CLERK  
February 21, 28, 2025 25-00317P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024CA0003304**  
**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2005-6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-6, Plaintiff, VS. TODD N. KEITH; JESSICA KEITH A/K/A JESSICA E. EILE KEITH A/K/A JESSICA EILE KEITH; et al., Defendant(s).**  
TO: Todd N. Keith  
Last Known Residence: 17931 Palamino Lake Dr Dade City, FL 33523  
TO: Jessica Keith a/k/a Jessica E. Eile Keith a/k/a Jessica Eile Keith  
Last Known Residence: 17931 Palamino Lake Dr Dade City, FL 33523  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SECTION 7, RUN NORTH 00°18'05" EAST, 3374.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°18'05" EAST, 1414.73 FEET TO A POINT 547.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 7, THENCE LEAVING SAID LINE RUN NORTH 85°50'00" EAST, 325.00 FEET; THENCE RUN SOUTH 01°27'27" WEST, 1190.29 FEET; THENCE RUN SOUTH 00°18'05" WEST, 250.00 FEET; THENCE RUN NORTH 89°41'55" WEST, 300.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT OF USE AND BEING ALSO SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL BEING 60.00 FEET WIDE AND LYING 30.00 FEET EACH SIDE OF A CENTERLINE SITUATED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 7, RUN NORTH 00°18'05" EAST, 54.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JOHNSTON ROAD; THENCE ALONG SAID LINE RUN NORTH 89°02'26" EAST, 724.00 FEET, FOR A POINT OF BEGINNING; THENCE

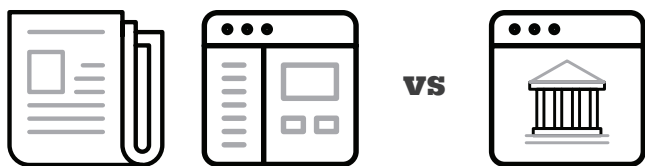
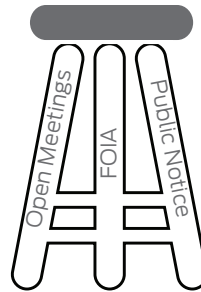
RUN NORTH 00°10'00" EAST, 674.00 FEET; THENCE RUN NORTH 24°15'00" EAST, 444.00 FEET, THENCE RUN NORTH 00°10'00" WEST, 326.00 FEET; THENCE RUN NORTH 16°15'00" WEST, 825.00 FEET; THENCE RUN NORTH 10°50'00" EAST, 400.00 FEET; THENCE RUN NORTH 24°50'00" EAST, 695.00 FEET; THENCE RUN NORTH 52°10'00" EAST, 172.00 FEET; THENCE RUN SOUTH 72°00'00" EAST, 385.00 FEET; THENCE RUN NORTH 49°30'00" EAST, 191.00 FEET; THENCE RUN NORTH 24°20'00" EAST, 164.00 FEET; THENCE RUN N 11°15'00" EAST, 425.00 FEET; THENCE RUN NORTH 04°55'00" EAST, 566.00 FEET; THENCE RUN NORTH 46°22'00" WEST, 268.00 FEET; THENCE RUN NORTH 62°23'00" WEST, 239.00 FEET; THENCE RUN NORTH 87°50'00" WEST, 650.00 FEET; THENCE RUN SOUTH 85°50'00" WEST, 811.68 FEET TO THE NORTHWEST CORNER OF TRACT 14 AND POINT OF BEGINNING.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 24th, 2025, 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 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. 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 February 14th, 2025.  
As Clerk of the Court  
By: Haley Joyner  
As Deputy Clerk  
ALDRIDGE PITE, LLP,  
Plaintiff's attorney  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1221-167038  
Ref# 10571  
February 21, 28, 2025 25-00345P

**PUBLISH YOUR LEGAL NOTICE**  
Email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Business Observer



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**

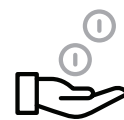


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

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

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



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

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

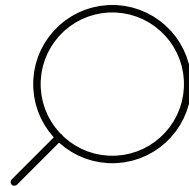


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

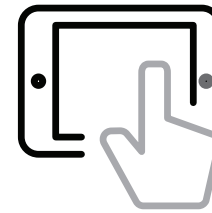
**Verifying publication is difficult-to-impossible on the web.**

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



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

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

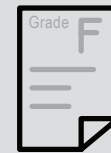


**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

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

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

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



## SUBSEQUENT INSERTIONS

## --- ACTIONS / SALES ---

## FOURTH INSERTION

**NOTICE OF PUBLIC SALE OF MINERAL RIGHTS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
Case No.: 2024CA002146CAAXES  
52 DEVELOPMENT GROUP LLC, a Florida limited liability company  
Plaintiff, v.  
REUBEN BROOKS; J. COLLINS WOHNER; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR.; ROBERT S. DIX; E.G. STONE and MARYANN STONE; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD AND THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA TEAGUE HALE, formerly known as LISA SUZANNE TEAGUE; GENEVIEVE E. CROOKS; JAMES LILLY, TRUSTEE; BEN E. SUTTON; ELIZABETH T. SUTTON; MOODY H. DAVIS; PATRICIA H. DAVIS; THOMAS G. THOMPSON; ROY T. ANDERSON TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; MELBA DIX also known as MELBA R. DIX; DAN MCKENZIE, if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or

against the above Defendants, Defendants.  
NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests granted on January 28, 2025 in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, Civil Action Number 2024CA002146CAAXES, the undersigned Clerk will sell the subsurface oil, gas and mineral rights, including royalties (collectively, the "Mineral Interests"), on the Property situated in Pasco County, Florida, described as:  
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,  
EXHIBIT A

The land referred to herein below is situated in the County of PASCO, State of Florida, and described as follows:

Parcel I:  
The North 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida. The North 229 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida.  
Less and Except that portion conveyed in Warranty Deed recorded in Book 9366, Page 2934, as corrected by Corrective Warranty Deed recorded in Book 9368, Page 2989.

Parcel II:  
A portion of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:  
For a POINT OF REFERENCE, commence at the Southeast corner of the Northwest 1/4 of said Section 11; thence N.00°38'03"E. along the East boundary of the Northwest 1/4 of said Section 11, a distance of 768.41 feet to the Southeast corner of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence N.89°50'06"W. along the South boundary of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11, 100.00 feet for a POINT OF BEGINNING; thence continue along said South boundary N.89°50'06"W., a distance of 329.32 feet; thence N.00°38'03"E., a distance of 264.54 feet; thence S.89°50'06"E., 329.32 feet; thence S.00°38'03"W., 264.54 feet to the POINT OF BEGINNING.  
TOGETHER WITH:  
A 30.00' easement for ingress/egress as follows:  
For a POINT OF REFERENCE, commence at the South-

east corner of the Northwest 1/4 of said Section 11; thence N.00°38'03"E. along the East boundary of the Northwest 1/4 of said Section 11, a distance of 768.41 feet to the Southeast corner of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 11, 100.00 feet; thence N.00°38'03"E., 149.37 feet for a POINT OF BEGINNING; thence continue N.00°38'03"E., 38.50 feet, thence N.51°48'55"E., 128.35 feet to the aforementioned East boundary of the Northwest 1/4 of said Section 11, also being the West right-of-way line of Oak Street (a public right-of-way); thence along said East boundary and West right-of-way of Oak Street, S.00°38'03"W., 38.50 feet to the Northeast corner of the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of said Section 11, thence S.51°48'55"W., 128.35 feet to the POINT OF BEGINNING.  
Parcel III:  
The Southeast 1/4 of the Northwest 1/4 of Section 11, Township 25 South, Range 20 East, LESS the North 1/2 of the North 1/2 of

the Southeast 1/4 of the Northwest 1/4 and LESS the North 229.00 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 lying and being in Pasco County, Florida.  
and  
An Easement for access over, upon and across the following described property: The West 60.00 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 25 South, Range 20 East, Pasco County, Florida.  
Less and except from all of the above any land described in the Stipulated Order of Taking recorded in Official Records Book 9826, Page 1164, Public Records of Pasco County, Florida.  
Parcel Numbers: 11-25-20-0000-01600-0010, 11-25-20-0000-01600-0011 and 11-25-20-0000-01100-0010  
at public sale, to the highest and best bidder for cash on TUESDAY, MARCH 25, 2025 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.  
NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE

MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.  
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 Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
Leonard H. Johnson, Esquire / FNB 319961  
Sheada Madani, Esquire / FBN 10567  
JOHNSON POPE BOKOR RUPPEL & BURNS LLP  
400 North Ashley Drive, Suite 3100  
Tampa, Florida 33602  
Telephone: (813) 2250-2500  
Primary: lenj@jpfirm.com  
Secondary: sheadam@jpfirm.com  
Attorneys for Plaintiff  
www.jpfirm.com  
Jan. 31; Feb. 7, 14, 21, 2025  
25-00201P

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
A 1984 Mobile Home, VIN FLFL2AE21337299/FLFL2BE21337299 and the contents therein, if any abandoned by previous tenant, Linda Lee Yarick  
On February 27, 2025 at 9:30am at Caribbean Mobile Home Estates, 10800 Bone Fish Road, New Port Richey, Florida 34654.  
THE EDWARDS LAW FIRM, PL  
500 S. Washington Boulevard, Suite 400  
Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorney for Caribbean Mobile Home Estates  
By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
February 14, 21, 2025 25-00284P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000028  
IN RE: ESTATE OF  
KATHLEEN PATRICIA KROLL SIMPSON,  
Deceased.  
The administration of the estate of Kathleen Patricia Kroll Simpson, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
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 February 14, 2025.  
Personal Representative:  
Glenn J. Thibodeau  
PO Box 654  
Moody, Maine 04054  
Attorney for Personal Representative:  
Jeffrey A. Herzog, Attorney  
Florida Bar Number: 16089  
LAW OFFICES OF  
JEFFREY A. HERZOG, P.A.  
1805 Cypress Brook Drive  
Trinity, Florida 34655  
Telephone: (727) 789-4000  
Fax: (727) 789-4002  
E-Mail: service@jherzoglaw.com  
Secondary E-Mail:  
probate@jherzoglaw.com  
February 14, 21, 2025 25-00272P

## SECOND INSERTION

**The Angeline Community Development District**  
Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments  
The Board of Supervisors ("Board") of the Angeline Community Development District ("District") will hold a public hearing and a regular Board meeting on March 11, 2025, at 6:00 p.m., at the Hilton Garden Inn Suncoast Parkway, located at 2155 North Pointe Parkway, Lutz, Florida 33558 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.  
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.  
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.  
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.  
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) 565-4663 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.  
Larry Krause, District Manager  
Feb. 14, 21, 28; Mar. 7, 2025  
25-00277P

## SECOND INSERTION

**Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the New Port Corners Community Development District**  
Notice is hereby given to the public and all landowners within the New Port Corners Community Development District (the "District"), comprised of approximately 257,765 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.  
DATE: March 11, 2025  
TIME: 9:00 a.m.  
LOCATION: Residence Inn by Marriott Tampa  
2101 Northpointe Parkway  
Lutz, Florida 33588  
Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.  
The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.  
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at Debby Bayne-Wallace at dbwallace@rizzetta.com or by phone at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.  
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.  
Debby Bayne-Wallace, District Manager  
February 14, 21, 2025  
25-00283P

## FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
Case No.: 2024-CA-001717-W5  
STEFAN POHLMAN, Plaintiff, v.  
JAMES R. BEITER, SHANNON E. BEITER, ROBERT MARQUETTE AS TRUSTEE OF THE BEITER LAND TRUST NUMBER 1 DATED 3/20/07, THE ESTATE OF PETER BAKOWSKI, MICHELLE BAKOWSKI, CHRISTINA HEWITSON, KIMBERLY HOLM and DZ BANK AG DEUTSCH ZENTRALGENOSSENSCHAFTSBANK, Defendants.  
TO: James Beiter and Shannon E. Beiter Last Known Address: Unknown Current Residence Unknown  
YOU ARE NOTIFIED that an action to Quiet Title on the following described property:  
Commence at the NW corner of Section 14, Township 24 South, Range 17 East, Pasco County, Florida; Run thence S 89°23'20" E along the North line of Section 14, a distance of 2587.83 feet; Run thence S 00°26'05" E, a distance of 1505.94 feet; Run thence N 89°23'20" W, a distance of 590.00 feet to the Point of Beginning; Run thence S 00°26'05" E, a distance of 228.28 feet; Run thence N 89°23'20" W, a distance of 270.00 feet; Run thence N 00°26'05" W, a distance of 127.55 feet to a point of curvature; Run thence 95.92 feet along the arc of a curve to the right, having a radius of 680.00 feet, a central angle of 8°04'55" (a chord of 95.84 feet bearing N 03°36'23" E); Run thence S 89°23'20" E, a distance of 263.24 feet to the Point of Beginning.  
Parcel ID#: 14-24-17-0010-00000-4700  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven K. Jonas, Plaintiff, whose address is 4914 State Road 54, NEW PORT RICHEY, FL 34652 on or before March 3rd 2025, a date which is within (30) days after the first publication of this Notice (Publication dates: JANUARY 31, FEBRUARY 7, 14, 21) and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Department, West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654; (727) 847-8100 (v) in New Port Richey; (352) 521-4274, ext 8110 in Dade City, via 1-800-955-8771 if you are hearing impaired or voice impaired.  
WITNESS my hand and the seal of this Court this January 23, 2025.  
Clerk of the Court  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
2024CA001717CAAXWS  
01-23-2025 12:31 PM  
Deputy Clerk: Brooklyn  
Jan. 31; Feb. 7, 14, 21, 2025  
25-00160P

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 2024CA000206CAAXES  
Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, Plaintiff, vs. Reggie Williams, et al., Defendants.  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000206CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 is the Plaintiff and Reggie Williams; Rose Williams; U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-S3; Ivy Lake Estates Association, Inc.; Suncoast Crossings Master 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 1st day of May, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 43, BLOCK 4, IVY LAKE ESTATES, PARCEL ONE, PHASE TWO, ACCORDING TO THE MAP OR PLAT THERE-

OF AS RECORDED IN PLAT BOOK 46, PAGES 113, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
TAX ID: 31-26-18-0040-00400-0430  
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 5th day of February, 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 # 17-F03031  
February 14, 21, 2025 25-00268P

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--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2024-CP-2072-WS  
IN RE: ESTATE OF  
IVALENE E. WOEHL  
Deceased.

The administration of the estate of IVALENE E. WOEHL, deceased, whose date of death was October 12, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 14, 2025.

**Personal Representative**

**KEITH ZEGAN**  
1439 Impatiens Ct.  
Trinity, Florida 34655  
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  
February 14, 21, 2025 25-00296P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000079  
IN RE: ESTATE OF  
PHILIP CUTTLE,  
aka PHILIP S. CUTTLE  
Deceased.

The administration of the estate of PHILIP CUTTLE, also known as PHILIP S. CUTTLE, deceased, whose date of death was October 19, 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.

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: February 14, 2025.

**Personal Representative**

**MARK CUTTLE**  
7711 Elizabeth Way Drive  
Ooltewah, TN 37363  
Rebecca C. Bell  
Attorney for Personal Representative  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
Email: rebecca@delzercoulter.com  
February 14, 21, 2025 25-00271P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 2024CP002028CP AXES  
Division PROBATE  
IN RE: ESTATE OF  
LOUIS EDWARD LANTMAN  
Deceased.

The administration of the estate of Louis Edward Lantman, deceased, whose date of death was August 25, 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.

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 February 14, 2025.

**Personal Representative:**

**Edward L. Lantman**  
3691 E Narrowleaf Drive  
Gilbert, Arizona 85298  
Attorney for Personal Representative:  
Robert C Burnette  
Attorney  
Florida Bar Number: 0159614  
5408 7th Street  
Zephyrhills, FL 33542  
Telephone: (813) 788-6800  
Fax: (813) 322-3588  
E-Mail: rcburnettepa@gmail.com  
Secondary E-Mail: e182fl@gmail.com  
February 14, 21, 2025 25-00291P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP000252-WS  
Division A  
IN RE: ESTATE OF  
WILLIAM SAMUEL HANLON, JR.  
a/k/a WILLIAM SAMUEL HANLON  
a/k/a WILLIAM S. HANLON, II  
Deceased.

The administration of the estate of William Samuel Hanlon, Jr., deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 February 14, 2025.

**Personal Representative:**

**William Samuel Hanlon, III**  
16189 Forzando Avenue  
Brooksville, FL 34604  
Attorney for Personal Representative:  
Mark A Rothman  
E-mail Addresses:  
info@yourprobatesource.co,  
info@orcaei.com  
Florida Bar No. 968609  
3632 Land O'Lakes Blvd., #106-21  
Land O'Lakes, FL 34639  
Telephone: (855) 727-7279  
February 14, 21, 2025 25-00297P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-000164-WS  
IN RE: ESTATE OF  
FRAN MCLAUGHLIN HARVEY  
a/k/a FRAN HARVEY  
Deceased.

The administration of the estate of Fran McLaughlin Harvey a/k/a Fran Harvey, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652. 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 February 14, 2025.

**Personal Representative:**

**Shannon L. Simon**  
4412 Marine Parkway  
New Port Richey, Florida 34652  
Attorney for Personal Representative:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobattestlaw.com  
Secondary E-Mail:  
stacey@flprobattestlaw.com  
February 14, 21, 2025 25-00276P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-181  
IN RE: ESTATE OF  
MICHAEL C. MONTGOMERY  
AKA MICHAEL CHRISTOPHER  
MONTGOMERY, SR.  
Deceased.

The administration of the estate of MICHAEL C. MONTGOMERY AKA MICHAEL CHRISTOPHER MONTGOMERY, SR., deceased, whose date of death was February 19, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other 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 February 14, 2025.

**Personal Representative:**

**KALI NICOLE MONTGOMERY**  
13529 Marilyn Court  
Hudson, Florida 34669  
Attorney for Personal Representative:  
/S/CHRISTINA KANE  
CHRISTINA KANE, Attorney  
Florida Bar Number: 97970  
LYONS LAW GROUP PA  
8362 Forest Oaks Blvd.  
Spring Hill, FL 34606  
Telephone: (352) 515-0101  
Fax: (352) 616-0055  
E-Mail: ckane@lyonslawgroup.com  
Secondary E-Mail:  
cyndi@lyonslawgroup.com  
February 14, 21, 2025 25-00273P

SECOND INSERTION

**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. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 2021CA001900CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALLEN T. WRIGHT, DECEASED; DALE WRIGHT; LEE WRIGHT; CHARLEENE MURPHY; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 March 04, 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, 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: 727.847.2411 (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 9 day of February, 2025.  
By: /s/Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email:  
amanda.murphy@raslg.com  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
20-079827 - MfM  
February 14, 21, 2025 25-00306P

SECOND INSERTION

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

**CASE NO.: 2023-CA-003091**  
**SPECIALIZED LOAN SERVICING LLC, Plaintiff(s), v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF MARY M RODRIGUEZ A/K/A MARY RODRIGUEZ, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 30th day of January 2025, in Case No.: 2023-CA-003091, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC., is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF MARY M RODRIGUEZ A/K/A MARY RODRIGUEZ; SHARON RODRIGUEZ -GIBNER; MICHAEL RODRIGUEZ; DANIEL W. RODRIGUEZ; JASON RODRIGUEZ; DAPHNE RODRIGUEZ; JOANNE V. RODRIGUEZ; SILVER OAKS COMMUNITY ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on the 3rd day of March 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, LAURELWOOD AT SILVER OAKS, AS PER PLAT

THEREOF RECORDED IN PLAT BOOK 32, PAGE 110, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 6434 LAURELWOOD DR, ZEPHYRHILLS, FL 33542

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 WITH THE CLERK 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. 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.

Dated this 5th day of February 2025  
By: /s/ Ian Norych  
Ian R. Norych, Esq.  
Bar Number: 56615  
DELUCA LAW GROUP, PLLC  
2101 NE 26th Street  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
service@delucalawgroup.com  
23-05535  
February 14, 21, 2025 25-00269P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.

**2022CA002593CAAXWS**  
**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3, Plaintiff, vs. ERIKA ANN BLOOMQUIST F/K/A ERICA A. MCADAMS, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 03, 2024, and entered in 2022CA002593CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-INTEREST TO 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 March 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1438, COLONIAL HILLS LOTS 28 AND 29, MARTHA'S VINEYARD UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 5435 QUIST

DR, PORT RICHEY, FL 34668

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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 11 day of February, 2025.  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
24-230945 - MfM  
February 14, 21, 2025 25-00308P



## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.: 2024CA001285CAAXES  
DIVISION: J8

FLORIDA BAR NO. 303641  
NELSON DES CHAMPS,  
Plaintiff, vs.  
GSC PARTNERS, INC. a dissolved  
Florida corporation, and GPIII  
Trucking, LLC, a Florida limited  
liability company  
Defendants.

NOTICE is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above captioned case, the Clerk will sell the property situated in Pasco County, Florida, described as:

The North 1/2 of the North 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 24 South, Range 18 East, Pasco County, Florida.

SUBJECT to an Ingress/Egress Easement over and across the North 25.00 feet of the East 75.00 feet and over and across the North 25.00 feet of the West 75.00 feet of said parcel.

Property Address: 16667 Holland Lane  
Spring Hill, Pasco County, FL 34610

at public sale, to the highest and best bidder for cash, at an online sale at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), beginning at 11:00 a.m. on March 12, 2025.

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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven (7) days prior to the proceeding at the address given on the notice. Telephone: (904) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.

DATED this 5th day of February, 2025.

HOBBS AND HOBBS, P.L.

By: Robert S. Hobbs, Esquire

Florida Bar Number 303641

3818 W. Azele Street

Tampa, Florida 33609

Telephone: (813) 879-8333 (ext 2)

Facsimile: (813) 877-5426

Email: rhobbs@hobbsandhobbs.com

ATTORNEYS FOR PLAINTIFF

February 14, 21, 2025 25-00270P

## SECOND INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2019-CA-000907  
DLJ MORTGAGE CAPITAL, INC.,  
Plaintiff, vs.

KEELY A. SMITH,  
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Consent Final Judgment of Foreclosure dated August 1, 2024 and the Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale Set for January 14, 2025, in the above-styled cause, the Clerk of Circuit Court Nikki Alvarez-Sowles, Esq., shall sell the subject property at public sale on the 17th day of March 2025, at 11:00 am to the highest and best bidder for cash, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) on the following described property:

Tract 870 of the unrecorded plat of HIGHLANDS VI, being further described as follows: Beginning at the Northwest corner of the Southwest ¼ of Section 21, Township 24 South, Range 17 East, Pasco County, Florida, go thence South 00°10'24" West, along the West line of said Southwest ¼ a distance of 31.91 ft; thence South 45°51'42" East, a distance of 1008.76 ft to the P.C. of a curve having a central angle of 16°25'11", a radius of 325.00 ft, a tangent distance of 46.89 ft, a chord bearing and distance of North 52°20'53" East, 92.82 ft; thence along the arc of said curve and distance of North 52°20'53" East 92.82 ft, thence along the arc of said curve a distance 93.14 ft; thence North 29°26'31" West, a distance of 777.84 ft; thence North 89°57'20" West, a distance of 415.00 ft to the Point of Beginning.

Property Address: 12117 Oakwood Dr. Hudson, FL 34669.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
Dated: February 6, 2025.

/s/Wendy Griffith  
Wendy Griffith, Esquire

Florida Bar No.: 72840

wgriffith@bitman-law.com

@bitman-law.com

BITMAN O'BRIEN, PLLC

610 Crescent Executive Ct., Suite 112

Lake Mary, Florida 32746

Telephone: (407) 815-3110

Facsimile: (407) 815-2511

Attorneys for Plaintiff

February 14, 21, 2025 25-00300P

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY,  
FLORIDA  
CIVIL ACTION  
CASE NO.:

2024CA002287CAAXWS

GITSIT SOLUTIONS, LLC, NOT  
IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS  
SEPARATE TRUSTEE OF GITSIT  
MORTGAGE LOAN TRUST

BBPLCI,  
Plaintiff, vs.

ALL UNKNOWN HEIRS,  
BENEFICIARIES, LEGATEES,  
DEVEISES, PERSONAL  
REPRESENTATIVES, CREDITORS,  
AND ANY OTHER PERSON  
CLAIMING BY, THROUGH,  
UNDER, OR AGAINST CAROL  
ANN BERGIN, DECEASED, et al.,  
Defendant(s).

TO: THE UNKNOWN SPOUSE,  
HEIRS, DEVEISES, BENEFICIARIES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL ANN BERGIN, DECEASED

TO: VIRGINIA MARIE LIVINGSTONE A/K/A VIRGINIA MARIE BLAUT

TO: ROBERT JOHN LIVINGSTONE  
TO: 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 SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVEISES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email [service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com), February 14, 21, 2025 25-00309P

facsimile (727) 240-4972, or email to [service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com), within thirty (30) days of the first publication of this Notice in the Business Observer or by March 17, 2025, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 189, FOREST HILLS UNIT 9, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 135, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Street Address: 1561 Debonair Dr Holiday, FL 34690

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to [service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com), within thirty (30) days of the first publication of this Notice, 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 transportation services.

DATED at Pasco County this 10 day of February, 2025.

Clerk of the Circuit Court  
SEAL

By /s/Kaylen McCutcheon  
Deputy Clerk

Damian G. Waldman, Esq.,  
Law Offices of Damian G. Waldman,  
P.A.,

PO Box 5162, Largo, FL 33779,  
telephone (727) 538-4160,  
facsimile (727) 240-4972, email  
[service@dwaldmanlaw.com](mailto:service@dwaldmanlaw.com),

February 14, 21, 2025 25-00309P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 2024-CP-001998  
IN RE: ESTATE OF  
EDITH G. TEUFEL,  
Deceased.

The administration of the estate of EDITH G. TEUFEL (the "Decedent"), whose date of death was November 7, 2024; File Number 2024-CP-001998, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representatives and the personal representatives' 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 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 February 14, 2025.

JAMES P. TEUFEL  
11440 Willow Gardens Drive  
Windermere, FL 34786

Personal Representative

CATHERINE A. ARHONTAS  
30346 Five Farms Avenue  
Wesley Chapel, FL 33543

Personal Representative

QUARLES & BRADY LLP  
RIGAS P. PAPPAS, ESQ.  
Florida Bar No. 1038150

1395 Panther Lane, Suite 300  
Naples, FL 34109

Telephone: 239.262-6746

Email: [rigas.pappas@quarles.com](mailto:rigas.pappas@quarles.com)

Secondary Email:

[lisa.brown@quarles.com](mailto:lisa.brown@quarles.com)

Attorney for Personal Representatives

QB\93418952.1

February 14, 21, 2025 25-00275P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-002020  
IN RE: ESTATE OF  
JANUSZ TOCZEK  
Deceased.

The administration of the Estate of JANUSZ TOCZEK, deceased, whose date of death was on May 9, 2024, and the last four digits of his social security number are 2958 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 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 February 14, 2025.

Personal Representative:  
/s/ Andrew Wiczorkowski

Andrew Wiczorkowski

2474 Sunset Point Road  
Clearwater, FL 33765

Attorney for Personal Representative:

/s/ Andrew Wiczorkowski  
Andrew Wiczorkowski, Esq.  
Florida Bar Number: 0829994

2474 Sunset Point Road

Clearwater, FL 33765

Telephone: (727) 726-1200

Fax: (727) 726-7088

E-Mail: [awlawyeradvice@gmail.com](mailto:awlawyeradvice@gmail.com)

February 14, 21, 2025 25-00298P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP001911CPAXWS  
IN RE: THE ESTATE OF  
ROGER H. WELLS  
Deceased.

The administration of the estate of ROGER H. WELLS, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 14, 2025.

Personal Representatives:

MARY LEE WELLS LUDOVICI  
10972 106th Ave. N  
Seminole, FL 33778

GEORGIA WELLS EAGAN  
17410 Cardinal Pl.,  
King George, VA 22485

WILLIAM DAVID WELLS  
13790 Spoonhill Ln.,  
Clearwater, FL 33762

Attorney for Personal Representative:

ANTHONE R. DAMIANAKIS,  
ESQUIRE  
FBNI02740

PEACOCK, GAFFNEY  
& DAMIANAKIS, P.A.  
tony@pgdlaw.net ;

[lisa@pgdlaw.net](mailto:lisa@pgdlaw.net) ;

[assistant@pgdlaw.net](mailto:assistant@pgdlaw.net)

2348 Sunset Point Rd.,  
Clearwater, FL 33765

(727) 796-7774

February 14, 21, 2025 25-00274P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File # 51-2025CP000052  
IN RE: THE ESTATE OF  
EDWARD EMIL RADKE  
a/k/a Edward E. Radke  
a/k/a Edward Radke,  
deceased.

The administration of the estate of EDWARD EMIL RADKE a/k/a Edward Radke a/k/a Edward Radkel deceased, whose date of death was June 01, 2024 is pending in the Circuit Court for Pasco County, Florida, the address of which is The West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34655. The name and address of the Personal Representative and the Personal Representative's attorney, is 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 February 14, 2025.

/s/ Steven Meiller

STEVEN MEILLER, ESQUIRE  
Florida Bar Number: 0846340

12000 U.S. Hwy. 19

Hudson, Florida 34667

Telephone: (727) 869-9007

E-Mail: [steveslad@gmail.com](mailto:steveslad@gmail.com)

Attorney for Personal Representative:

Jessica Radke

February 14, 21, 2025 25-00294P

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-0069-W8  
IN RE: ESTATE OF  
JOANN BLOOMER  
Deceased.

The administration of the estate of JOANN BLOOMER, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 February 14, 2025.

Personal Representative:

ROBERT M. BLOOMER, JR.

13244 Newport Shores Dr.  
Hudson, Florida 34669

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](mailto:peytonlaw@yahoo.com)

Secondary E-Mail:

[peytonlaw2@gmail.com](mailto:peytonlaw2@gmail.com)

February 14, 21, 2025 25-00295P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
RE: PAUL ALBERT, Deceased  
Deceased

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

The above-named Decedent, established a Living Trust, entitled PAUL ALBERT LIVING TRUST, dated APRIL 3, 2008,

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/

or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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



--- ACTIONS / SALES ---

SECOND INSERTION

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

**CASE NO.:** 2024-CA-001101-CAAX-WS

**PENNYMAC LOAN SERVICES, LLC,**

**Plaintiff, vs. NEIL PRICE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARCI PRICE; UNKNOWN SPOUSE OF NEIL PRICE; MARCI PRICE; 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 04 day of March, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL 34691

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than

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

Dated this 04 day of February 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 24-01041 February 14, 21, 2025 25-00311P

SECOND INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.**

**2024CA000807CAAXES**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2 Plaintiff, vs.**

**DONNA HERRERA and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DONNA HERRERA; MONICA HERRERA; UNKNOWN SPOUSE OF MONICA HERRERA; FAIRWAYS OF QUAIL HOLLOW HOMEOWNERS ASSOCIATION, INC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC; TOWD POINT HE TRUST 2021-HE1, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/**

**UNKNOWN TENANT, in possession of the subject real property, Defendants**

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco County, Florida described as:

LOT 84, BLOCK 2, THE FAIRWAYS OF QUAIL HOLLOW, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA..

the Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on June 10, 2025 at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

By William Nussbaum III, Esq Florida Bar No. 66479

Law Office of GARY GASSEL, p.a. 2191 Ringling Boulevard Sarasota, Florida 34237 Attorney for Plaintiff February 14, 21, 2025 25-00301P

SECOND INSERTION

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

**CASE NO.:** 2023-CA-003875 ES

**FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4, Plaintiff, vs.**

**DONNA JEAN WATSON AKA DONNA WATSON, et al, Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 28, 2025 and entered in Case No. 2023-CA-003875 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-4, is the Plaintiff and Christopher D. Watson, Donna Jean Watson aka Donna Watson, 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 March 3, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

TRACT 608 OF THE UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION BEING FURTHER DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO

COUNTY, FLORIDA, LESS THE SOUTHERN 25 FEET THEREOF FOR ROAD-WAY PURPOSES. A/K/A 18329 FERRERA AVENUE SPRING HILL FL 34610

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 05 day of February, 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/23-002922 February 14, 21, 2025 25-00299P

**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 March 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3104 AND 3104-A, BEACON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH 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 9 day of February, 2025.

By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 19-267819 - MiM February 14, 21, 2025 25-00305P

SECOND 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.:** 2024 CA 000349

**PHH MORTGAGE CORPORATION, Plaintiff, vs.**

**JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; 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 August 19, 2024 in Civil Case No. 2024 CA 000349, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; 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 April 22, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT FIFTY-FIVE (55) OF TAHITI HILTS HOMES, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 7 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 6th day of February, 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 February 14, 21, 2025 25-00290P

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

**CASE NO.** 2019 CA 001161

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1, Plaintiff, vs.**

**DAVID R. VOGEL A/K/A DAVID VOGEL, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, 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 13th day of March, 2025 at 11:00 AM on the following described prop-

erty as set forth in said Summary Final Judgment, to-wit:

LOT 651, BEAR CREEK SUBDIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 135 THROUGH 137, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mcalla.com Fla. Bar No.: 146803 19-00487FL February 14, 21, 2025 25-00304P

SECOND INSERTION

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.**

**2024CA000150CAAXWS**

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.**

**MARY ANN GALLAGHER, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 2024CA000150CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARY ANN GALLAGHER; FLORIDA HOUSING FINANCE CORPORATION 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 March 03, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1438, COLONIAL HILLS UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3626 CALERA 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 9 day of February, 2025.

By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-168462 - RaO February 14, 21, 2025 25-00307P

Clerk of the Court By Haley Joyner As Deputy Clerk

Anne M. Malley, P.A. 36739 State Road 52, Suite 105 Dade City, FL 33525 February 14, 21, 2025 25-00302P



## --- TAX DEEDS ---

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000240TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1806130  
Year of Issuance: 06/01/2019  
Description of Property:  
16-25-17-0100-17900-0050  
BLK 179 MOON LAKE NO 10 MB  
5 PGS 128 TO 131 LOTS 5 6, 7

Name(s) in which assessed:  
HOWARD W JOHN  
RUTH JOHN  
RUTH E JOHN

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00225P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000232TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1607021  
Year of Issuance: 06/01/2017  
Description of Property:  
21-25-17-0110-19600-0720  
MOON LAKE NO 11 MB 5 PGS  
141 TO 143 LOTS 72 & 73 BLK 196

Name(s) in which assessed:  
E R KIST  
RUTH E KIST  
EDWARD R KIST DECEASED

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00217P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000241TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1607222  
Year of Issuance: 06/01/2017  
Description of Property:  
22-25-17-0130-21700-0080  
MOON LAKE NO 13 MB 6 PGS  
6 7 & 8 LOTS 8 & 9 BLK 217 RB  
1039 PG 421

Name(s) in which assessed:  
MARGARET CURTISS  
DENTON II LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00226P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000230TDAXXX**

NOTICE IS HEREBY GIVEN, That PHILLIP LEFUEL, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1708185  
Year of Issuance: 06/01/2018  
Description of Property:  
12-25-16-0090-066A0-0040  
GRIFFIN PK B 2 P 78 & 78A LOT  
4 BLK 66A OR 8255 PG 259

Name(s) in which assessed:  
JONATHAN R POLITANO  
REGISTERED AGENT  
DENTON II LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00215P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000228TDAXXX**

NOTICE IS HEREBY GIVEN, That JENNISSE SILVESTRI, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1610120  
Year of Issuance: 06/01/2017  
Description of Property:  
22-24-21-0030-01700-0130  
LAKE GEORGE PARK SUBDIVISION  
PB 4 PG 32 LOTS 13 & 14  
BLOCK 17 OR 3398 PG 1407

Name(s) in which assessed:  
ALVARO MORENO  
JOSEFA CRUZ MORENO

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00213P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000231TDAXXX**

NOTICE IS HEREBY GIVEN, That BRENT CHRISTENSEN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606800  
Year of Issuance: 06/01/2017  
Description of Property:  
16-25-17-0080-12400-0250  
MOON LAKE ESTATES UNIT 8  
PB 4 PGS 98-99 LOTS 25 TO 27  
INCL BLOCK 124 OR 8745 PG  
1786

Name(s) in which assessed:  
DONALD W CRUEA

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00216P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000216TDAXXX**

NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2001361  
Year of Issuance: 06/01/2021  
Description of Property:  
09-26-21-0060-00000-0160  
REPLAT OF BRIGHTWOOD ESTATES  
PB 23 PGS 20-21 LOT 16  
OR 6462 PG 1826

Name(s) in which assessed:  
NANCY CAROLYN FLOYD  
CAROLYN I BUCHANAN  
SCHERRYLL BUCHANAN

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 29, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00206P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000233TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606952  
Year of Issuance: 06/01/2017  
Description of Property:  
17-25-17-0030-02300-0860  
MOON LAKE ESTATES UNIT  
THREE PB 3 PGS 75 & 76 LOTS  
86 87 88 & 89 BLOCK 23 OR 8648  
PG 781

Name(s) in which assessed:  
PATRICIA ANN COTTINGHAM  
DAWN DONOVAN  
ESTATE OF PATRICIA ANN  
COTTINGHAM DECEASED

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00218P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000236TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1806350  
Year of Issuance: 06/01/2019  
Description of Property:  
21-25-17-0140-04200-0520  
MOON LAKE ESTATES UNIT 4  
PB 4 PGS 79-80 LOTS 1 2 3 & 4  
BLOCK 42 OR 4176 PG 1292

Name(s) in which assessed:  
RICHARD A STURMS  
JAMES DESSIE AUSTIN  
MARY ELOISE AUSTIN  
ESTATE OF MARY ELOISE  
AUSTIN DECEASED  
MARY E AUSTIN

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00221P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000235TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1805712  
Year of Issuance: 06/01/2019  
Description of Property:  
09-25-17-0040-04200-0010  
MOON LAKE ESTATES UNIT 4  
PB 4 PGS 79-80 LOTS 1 2 3 & 4  
BLOCK 42 OR 4176 PG 1292

Name(s) in which assessed:  
RICHARD A STURMS

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00220P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000238TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1805861  
Year of Issuance: 06/01/2019  
Description of Property:  
15-25-17-0060-07800-0260  
BLK 78 MOON LAKE NO 6 MB 4  
PGS 90, 91 LOTS 26, 27

Name(s) in which assessed:  
MARY A FAUCETTE  
MARY A MICHAEL

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00223P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000237TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1905828  
Year of Issuance: 06/01/2020  
Description of Property:  
09-25-17-0040-04300-0170  
MOON LAKE ESTATES UNIT 4  
PB 4 PG 79 LOTS 17 TO 20 INCL  
BLOCK 43 OR 8172 PG 1267

Name(s) in which assessed:  
JONATHAN R POLITANO  
REGISTERED AGENT  
VERONA V LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00222P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000226TDAXXX**

NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706198  
Year of Issuance: 06/01/2018  
Description of Property:  
21-25-17-0110-18600-0130  
MOON LAKE ESTATES UNIT 11  
PB 5 PB 141 LOTS 13 & 14 BLOCK  
186 OR 4097 PG 1169

Name(s) in which assessed:  
JOHN E RUMBOUGH  
TRUSTEE  
KENDRA RUMBOUGH  
TRUSTEE

TRUST AGREEMENT OF JOHN  
E RUMBOUGH CREATED UNDER  
AGREEMENT DATED  
MARCH 29, 1990  
JOHN E RUMBOUGH TRUST

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00212P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000218TDAXXX**

NOTICE IS HEREBY GIVEN, That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2006092  
Year of Issuance: 06/01/2021  
Description of Property:  
01-25-16-0120-00000-7690  
PARKWOOD ACRES UNIT 5 UN-  
RECORDED PLAT TRACT 769  
DESC AS COM AT NE CORNER  
OF SE1/4 TH N89DEG02'55"W  
2601.23 FT TH S01DEG05'15"W  
700.00 FT TH S89DEG02'55"E  
1200.00 FT FOR POB TH  
S89DEG 02 55"E(B1)100 FT TH  
S01DEG 05'15"W 200.00 FT TH  
N89DEG 02'55"W 100.00 FT TH  
N01DEG 05'15"E(B2)200.00 FT  
TO POB OR 8538 PG 1841

Name(s) in which assessed:  
SHELBY LEE TORRES

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 29, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00208P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000224TDAXXX**

NOTICE IS HEREBY GIVEN, That BRKL INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1706984  
Year of Issuance: 06/01/2018  
Description of Property:  
25-24-16-0010-00000-0210  
HIGHLAND ESTATES PB 6 PG  
55 LOT 21 OR 9118 PG 302

Name(s) in which assessed:  
GARY ELKIN

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00210P

## THIRD INSERTION

**Notice of Application for Tax Deed  
2024XX000229TDAXXX**

NOTICE IS HEREBY GIVEN, That RAUL RADLER, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1807345  
Year of Issuance: 06/01/2019  
Description of Property:  
34-24-16-0060-00000-0340  
FLORESTATE PARK NO 1 PB 7  
PG 10 LOT 34 OR 7452 PG 1324

Name(s) in which assessed:  
JEFFREY G HIGGINS

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March 13, 2025 at 10:00 am.

January 28, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Feb. 7, 14, 21, 28, 2025 25-00214P

**HOW TO PUBLISH YOUR LEGAL NOTICE  
IN THE BUSINESS OBSERVER**  
CALL 941-906-9386  
and select the appropriate County  
name from the menu option  
OR E-MAIL:  
legal@businessobserverfl.com  
Business  
Observer

## Q&amp;A

**Who benefits from legal notices?**

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

## SECOND INSERTION

**Notice Of Public Sale**

The following personal property of: Melvaline Lynnette Jordan will on March 7, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1992 SHEN Mobile Home, VIN 10L22289, TITLE 64038004

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,  
February 14, 21, 2025 25-00285P

**Notice of Application for Tax Deed  
2024XX000221TDAXXX**

NOTICE IS HEREBY GIVEN, That ANDRES JUSTINO MACIAS, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1800316  
Year of Issuance: 06/01/2019  
Description of Property:  
26-23-21-0040-00400-0030  
TRILCOOCHEE MB 3 PG 95  
LOTS 3, 4 BLK 4

Name(s) in which assessed:  
EST OF LUDVIK HLAVAC  
LUDVIK B HLAVAC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on March