

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

**ANGELINE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING AND
NOTICE OF AUDIT COMMITTEE MEETING**

The Audit Review Committee for the Angeline Community Development District ("District") will hold an audit review committee meeting on Tuesday, March 11, 2025 at 6:00 p.m., located at Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at larry@breezeshome.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813)565-4663, at least 48 hours before the meetings. 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 assistance in contacting the District Manager's office.

A person who decides to appeal any action taken at the meetings 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.

Larry Krause
District Manager
February 28, 2025

25-00359P

FIRST INSERTION

**PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF SPECIAL MEETING AND AUDIT COMMITTEE
MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Preserve at Legends Pointe Community Development District (the "District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a special meeting and audit committee meeting on March 19, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544.

The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Special Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions 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 such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meetings 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 28, 2025

25-00362P

FIRST INSERTION

**NOTICE OF ETHICS TRAINING WORKSHOP
MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mitchell Ranch Community Development District will hold Ethics Training Workshop at 11:00 AM or immediately following the adjournment of the Copperspring 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, 2024

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.

Mitchell Ranch CDD
Wesley Elias, District Manager
February 28, 2025

25-00400P

FIRST INSERTION

**Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Neil Reece, MD located at 21527 Silver Bay Pl, in the County of Pasco, in the City of Land O Lakes, Florida 34637 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 24th day of February, 2025.

Neil Reece
February 28, 2025 25-00389P

FIRST INSERTION

**Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of House Haven Real Estate Media located at 15937 Stable Run Dr, in the County of Pasco, in the City of Spring Hill, Florida 34610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Spring Hill, Florida, this 24th day of February, 2025.

Jordan Christopher Moreland
February 28, 2025 25-00390P

FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE
NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the New Port Corners Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, 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.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Rizzetta & Company, Inc, 5844 Old Pasco, Suite 100, Wesley Chapel, Florida 33544, or by calling (813) 933 5571.

New Port Corners Community Development District
Debby Bayne-Wallace, District Manager
4919-1495-7837, v. 1
February 28, 2025

25-00361P

FIRST INSERTION

**NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR
MEETING OF THE BOARD OF SUPERVISORS OF MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mitchell Ranch Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on March 11, 2025 at 10:00 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 evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings 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 an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office 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 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Wesley Elias
District Manager
February 28, 2025

25-00360P

FIRST INSERTION

**DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS**

Notice is hereby given that the Del Webb River Reserve Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on March 26, 2025, at 11:00 a.m. at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

Kristen Suit
District Manager
February 28; March 7, 14, 21, 2025

25-00375P

FIRST INSERTION

**Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Robert G Armando located at 1752 Loch Haven Ct, in the County of Pasco, in the City of Trinity, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Trinity, Florida, this 24th day of February, 2025.

Robert G Armando
February 28, 2025 25-00388P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/14/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to FS. 715.109: A 1996 CHAR travel trailer bearing vehicle identification number CE10C-FL1113957607, and all personal items located inside the travel trailer. Last Tenant: Colleen Dawn Cummins. Sale to be held at: Southern Charm RV Resort, 37811 Chancey Road, Zephyrhills, Florida 33541, (813) 783-3477. Feb. 28; Mar. 7, 2025 25-00393P

FIRST INSERTION

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT
RFQ for Engineering Services**

The Del Webb River Reserve Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

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 with Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) unbound and (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on March 14, 2025 to the attention of Kristen Suit, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

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

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) 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 (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

February 28, 2025

25-00373P

FIRST INSERTION

**EPPELSON RANCH II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING**

The Board of Supervisors ("Board") of the Eppelson Ranch II Community Development District ("District") will hold a Board meeting on Wednesday, March 12, 2025, at 6:00 p.m., at the Hilton Garden Inn 26640 Silver Maple Parkway Wesley Chapel, Florida 33544. The meeting scheduled for Thursday, March 6, 2025, is hereby canceled. At the meeting, the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing larry@breezeshome.com. 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 one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the 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 (813) 565-4663, at least 48 hours before the meeting. 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.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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 28, 2025

25-00409P

FIRST INSERTION

**DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING**

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on March 26, 2025, at 11:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The Audit Committee will review, discuss and evaluate any proposals the District receives pursuant to the solicitation for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings 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 28, 2025

25-00371P

--- PUBLIC SALES ---

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Del Webb River Reserve Community Development District ("District") will hold public hearings and a regular meeting at 11:00 a.m. on March 26, 2025, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within phase 1 of the development within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Master Engineer's Report, dated January 2025, ("Improvement Plan"). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager's office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements within phase 1 of the development plan are currently expected to include, but are not limited to, stormwater improvements, water, wastewater and reclaim utilities, offsite improvements, landscape, hard-scape and irrigation, undergrounding of electrical, and other improvements, all as more specifically described in the Improvement Plan ("Phase 1 Improvements"), on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within phase 1 of the development within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated February 5, 2025 ("Assessment Report") which are referred to in the Assessment Report as "Current District Boundary Units". The Assessment Report is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure bonds issued to fund the Phase 1 Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within phase 1 of the development within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Phase 1 Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$20,599,796.41 in debt to be assessed by the District to finance the Phase 1 Improvements, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Bond Assessment (per unit)	Maximum Annual Installment (per unit)*
Single Family 40'	0.80	\$45,150.24	\$7,277.78
Single Family 50'	1.00	\$56,437.80	\$9,097.23
Single Family 60'	1.30	\$73,369.14	\$11,826.40

*includes collection fees and early payment discount allowances

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Phase 1 Improvements. These annual assessments may be collected on the Pasco County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 11:00 a.m. on March 26, 2025, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT RESOLUTION NO. 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Del Webb River Reserve Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's [Master Engineer's Report, dated January 2025], attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Stat-

utes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the [Master Special Assessment Methodology Report, dated February 5, 2025], attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$29,137,331.05 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$40,195,000.00, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

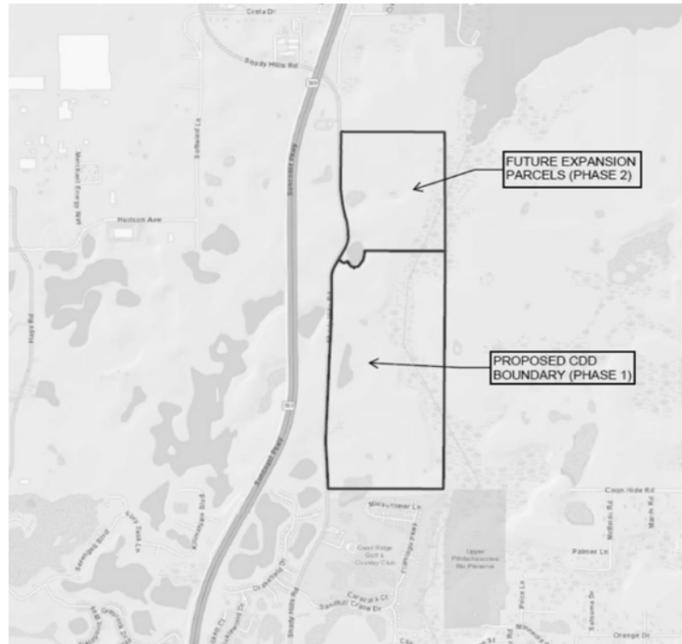
SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th day of February, 2025.

ATTEST: DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT
 /s/ Kristen Suit Secretary/Assistant Secretary
 /s/ Brady Lefere Chair/Vice Chair, Board of Supervisors

Exhibit A: Master Engineer's Report, dated January 2025

Exhibit B: Master Special Assessment Methodology Report, dated February 5, 2025



February 28; March 7, 2025

25-00374P

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA003721CAAXWS LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARVIN D. HAWKINS, et al.,
Defendants.

TO: Unknown Personal Representative of the Estate of Marvin D. Hawkins a/k/a Marvin Dale Hawkins 5015 Idlewild Street New Port Richey FL 34653
 Unknown Heirs, Beneficiaries and Devisees of the Estate of Marvin D. Hawkins a/k/a Marvin Dale Hawkins 5015 Idlewild Street New Port Richey FL 34653
 Michael Schubert a/k/a Michael B. Schubert 5015 Idlewild Street New Port Richey FL 34653

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

Lot 133, TANGLEWOOD TERRACE UNIT ONE, said Lot and Subdivision being Numbered and Designated in accordance with the Plat of said Subdivision as the same appears of Record in Plat Book 10, Pages 124 through 126, inclusive of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 31ST, 2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

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

(SEAL)
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave,
 Suite 430,
 Winter Park, FL 32789
 Feb. 28; Mar. 7, 2025 25-00399P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of Frosty's Air Conditioning, 4946 Land O'Lakes Blvd, Land O'Lakes, FL, in the City of Land O'Lakes, County of Pasco, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Cornerstone Air Conditioning & Heating LLC
 February 28, 2025 25-00392P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JXB Notary Services located at 32701 Canyonlands Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 25th day of February, 2025.
 BY:TEELITES, INC.
 February 28, 2025 25-00410P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of House Power Profiles located at 15629 Serengeti Blvd, in the County of Pasco, in the City of Spring Hill, Florida 34610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 21st day of February, 2025.
 Low-Coders LLC
 February 28, 2025 25-00391P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MOONFLOWER X CO. : Located at 9115 Ridge Rd : Pasco County in the City of New Port Richey : Florida, 34654-5059 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey Florida, this February day of 20, 2025
 LIQUID GLAMOUR SALON LLC
 February 28., 2025 25-00387P

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Del Webb River Reserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$69,198. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Del Webb River Reserve Community Development District." Proposals must be received by 12:00 p.m., on March 7, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Kristen Suit
 District Manager
 February 28, 2025 25-00372P

Q&A
What makes public notices in newspapers superior to other forms of notices?
 Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
 Rarely do consumers specifically search online for public notices.

PUBLISH YOUR LEGAL NOTICE
 Call 941-906-9386 and select the appropriate County name from the menu.
 or email legal@businessobserverfl.com
Business Observer

--- PUBLIC SALES ---

--- ESTATE ---

FIRST INSERTION

NOTICE OF ACTION OF PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2024-DR-003701-W5
IN RE THE MARRIAGE OF:
ALLEN GARCED VARGAS,
Petitioner/Husband
And
ARIADIS OYOLA MENDEZ,
Respondent/Wife.
TO: ARIADIS OYOLA MENDEZ
(last known address)
1106 139th Ave.,
Tampa, FL 33613
(Whereabouts unknown)

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Kevin Fuller, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 703 W. Bay St., Tampa, FL 33606 on or before, MARCH 31, 2025 and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

You must keep the Clerk of Circuit Court's Office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.

DATED February 19, 2025
Nichole Alvarez/Sowles
CLERK OF THE CIRCUIT COURT
Pasco County Clerk & Comptroller
(SEAL) By: /s/ Bevely Bray
Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025
25-00376P

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH COUNTY, FLORIDA
Case No.: 2024DR009855
Division: Family
IN RE THE MATTER OF:
MARK DOUGLAS BOND,
Petitioner,
and
CODY LAURA BOND,
Respondent.
TO: Cody Laura Bond; 14501 Old Dixie Highway, Lot 3, Hudson, FL 34667

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it to Nicole McNamara Quattrocchi, Esq. whose address is 1665 Palm Beach Lakes Blvd., Suite 804, West Palm Beach, FL 33401, on or before 4/21/2025 and file the original with the clerk of this Court at 205 N Dixie Hwy, West Palm Beach, FL 33401 before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings

Dated: 2/19/2025
CLERK OF THE CIRCUIT COURT
Deputy Clerk Jenna Raab
Feb. 28; Mar. 7, 14, 21, 2025
25-00377P

FIRST INSERTION

NOTICE
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1498-25
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) FOR APPROXIMATELY 8.52 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL ID 26-25-21-0000-00700-0000; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.



The public hearing will be held on March 10, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.
286.0105
February 28, 2025

25-00401P

FIRST INSERTION

NOTICE
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: RESOLUTION NO. 847-24
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT; APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE C1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 26-25-21-0000-00700-0000; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on March 10, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.
286.0105
February 28, 2025

25-00402P

FIRST INSERTION

NOTICE
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1499-25
AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 7.09.16 OF THE LAND DEVELOPMENT CODE - MINI-WAREHOUSING AND STORAGE UNITS REQUIREMENTS AND AMENDING TABLE 2.02.01 (ALLOWABLE USES IN ZONING DISTRICTS); PROVIDING FOR REPEAL, SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE.

The public hearing will be held on March 10, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.
286.0105
February 28, 2025

25-00403P

FIRST INSERTION

Notice of Issuance of Emergency (Ex Parte) Order for Protection by Publication
(Minn. Stat. § 5188.01, subd. 8)
Filed in District Court State of Minnesota 1/2/2025
State of Minnesota Sherburne County District Court
10th Judicial District
Court File Number: 71-FA-24-472
In the Matter of Svitlana Yelisieieva and OBO Minor Children vs Oleksandr Yelisierier
To Respondent:

YOU ARE NOTIFIED that an Ex Parte Order for Protection has been issued in this case. You may request a hearing if you contact the court administrator's office within 12 days of the date of publication of this notice. You may obtain a copy of the Ex Parte Order for Protection and the form to request a hearing from the court administrator's office at the following address:

Sherburne County District Court
13880 Business Center Drive, Suite 100
Elk River MN 55330-1692

Failure to request a hearing or to obtain a copy of the Ex Parte Order will not be a defense to prosecution for violation of the Court's order.

Dated: January 2, 2025
Katrese Ringham
Court Administrator
February 28, 2025 25-00408P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2024CP001993CPAXES
IN RE: Estate of
MELBA MAE SLATES,
a/k/a MELBA M. SLATES,
a/k/a MELBA SLATES,
Deceased.

The administration of the estate of MELBA MAE SLATES, a/k/a MELBA M. SLATES, a/k/a MELBA SLATES, deceased, whose date of death was JULY 12, 2023, 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 ancillary personal representative and the ancillary 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.

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2025.

Personal Representative:
SUZANNE E. YEARY
P.O. Box 339
Bothell, WA 98041
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
Feb. 28; Mar. 7, 2025 25-00384P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000190CPAXES
IN RE: ESTATE OF
DONNA JOAN BABEL
a/k/a D. JOAN BABEL,
Deceased.

The Administration of the estate of DONNA JOAN BABEL a/k/a D. JOAN BABEL, Deceased, whose date of death was August 1, 2024, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative
/s/ Charles G. Babel
Charles G. Babel
Personal Representative
11506 Areca Road
Tampa, Florida 33618
Attorney for Personal Representative
/s/ Patricia L. Ferrari
Patricia L. Ferrari, Esq.
Attorney for Personal Representative
Ferrari.attorney@gmail.com
Fla. Bar No. 350427
25200 Sawyer Francis Lane, Suite 112
Lutz, Florida 33559
813-597-8341
Feb. 28; Mar. 7, 2025 25-00379P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000969
IN RE: ESTATE OF
ROBERT B. BLEADOW,
Deceased

The administration of the estate of ROBERT B. BLEADOW, Deceased, whose date of death was July 13, 2023, 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, and 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 28, 2025

Kristie Wojtas-Giordano,
Personal Representative
Gerard G. Antetomaso,
Attorney for Personal Representative
Florida Bar No. 833258
Evans Fox LLP
100 Meridian Centre Blvd. Suite 300
Rochester, NY 14618
595-787-7000
Feb. 28; Mar. 7, 2025 25-00395P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 2024-CP-002002
IN RE: ESTATE OF
GLORIA L. GARCIA,
DECEASED.

The administration of the estate of Gloria L. Garcia, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, Case No. 2024-CP-002002, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The name and address of the personal representative and the personal representative's attorneys are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 SO FILED 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.

DATE OF FIRST PUBLICATION OF this Notice to Creditors: February 28, 2025.

GAIL LYNN MAROTTA
12118 Wasatch Court
Tampa, Florida 33624
Personal Representative
Miles C. Gardner
Florida Bar No. 1012063
Merritt A. Gardner
Florida Bar No. 210900
GARDNER LAW FIRM
Kennedy Square, Suite 600
4950 W. Kennedy Square
Tampa, Florida 33609
Tel: (813) 288-9600
Email: MGardner@MAGardner.com
Miles@MAGardner.com
Attorneys for Personal Representative
Feb. 28; Mar. 7, 2025 25-00380P

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000296CPAXES-
Division 1
IN RE: ESTATE OF
HOWARD BURKE
UNDERWOOD, III.,
Deceased.

TO: UNKNOWN SPOUSE
YOU ARE NOTIFIED that a Petition for Curator 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: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before March 31, 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 February 21, 2025.
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Beverly Bray
As Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025
25-00381P

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious names of Pinecrest Academy Connerton and Pinecrest Academy Connerton Middle School located at 22672 Pleasant Plains Pkwy, in the County of Pasco, in the City of Land O' Lakes, Florida 64667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Pasco County, Florida, this 20th day of February, 2025.
PINECREST ACADEMY, INC.
February 28, 2025 25-00386P



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.

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP000024ES
IN RE: ESTATE OF
Mary R. Burdin a/k/a
Mary Roselyndia Burdin
Deceased.

The administration of the estate of Mary R. Burdin a/k/a Mary Roselyndia Burdin, deceased, whose date of death was June 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 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. 732.221, 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 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 28, 2025.

Personal Representative:
Maria Elena Bodiford
1687 Barnhorst Road
Bartow, FL 33830
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
Feb. 28; Mar. 7, 2025 25-00394P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000171
IN RE: ESTATE OF
WILLIAM JOSEPH SLY
Deceased.

The administration of the estate of William Joseph Sly, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Kimberly A. Barker
14232 17th Street
Dade City, Florida 33523
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
Feb. 28; Mar. 7, 2025 25-00382P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025-CP-000358-WS
In Re The Estate Of:
MARIE F. CHURCH,
Deceased

The administration of the estate of Marie F. Church, deceased, whose date of death was December 6, 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, 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 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 732.221.

The date of first publication of this notice is February 28, 2025.

Personal Representative:
WAYNE W. CHURCH, JR - PR
3912 Willow Grove Ln,
Concord, NC 28025
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
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
Feb. 28; Mar. 7, 2025 25-00397P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2024-CP-2073-WS
IN RE: ESTATE OF
GEORGE TOTH
Deceased.

The administration of the estate of George Toth, deceased, whose date of death was October 21, 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. 732.221, 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 28, 2025.

Personal Representative:
DONALD R. PEYTON
7317 Little Road
New Port Richey, FL 34654
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
Feb. 28; Mar. 7, 2025 25-00412P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2024CP002014CPAXWS
DIVISION: A
IN RE: ESTATE OF
CARMILA NIEVES,
Deceased.

The administration of the Estate of Carmila Nieves, deceased, whose date of death was June 21, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Yelennis Tolbert
c/o Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMURALT@BJA-Law.com
Feb. 28; Mar. 7, 2025 25-00378P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512025CP000165CPAXES
Division A
IN RE: ESTATE OF
CHARLES EUGENE COX
Deceased.

The administration of the estate of CHARLES EUGENE COX, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 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. 732.221, 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 28, 2025.

Personal Representative:
WILLIAM HUNTRESS
39650 Papaya Avenue
Zephyrhills, FL 33542
Attorney for Personal Representative:
STEPHEN D. CARLE, Attorney
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
Feb. 28; Mar. 7, 2025 25-00396P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000095CPAXES
IN RE: ESTATE OF
EILEEN RYAN ALLIN
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Eileen Ryan Allin, deceased, File Number 2025CP-000095CPAXES, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523; that the decedent's date of death was September 19, 2024; that the total value of the estate is \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Michael J. Linn
900 Park Avenue Apt 3A
New York, NY 10075
Nancy A. Linn
1585 Via Zurita
Palos Verdes, CA 90274
Thomas P. Linn
2305 Pleasant Grove Ch Rd
Marshville, NC, 28103
Mary Lisa Laches
18012 Forest Retreat Lane
Tampa FL 33647

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent

other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

The date of first publication of this notice is February 28, 2025.

Person Giving Notice:
Michael J. Linn
900 Park Avenue Apt 3A
New York, New York 10075
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Feb. 28; Mar. 7, 2025 25-00385P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000359CPAXWS
IN RE: ESTATE OF
ROBERT BAILEY
Deceased.

The administration of the estate of Robert Bailey, deceased, whose date of death was December 26, 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. 732.221, 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 28, 2025.

Personal Representative:
Sheila Bailey
5771 Catskill Rd
Holiday, Florida 34690
Attorney for Personal Representative:
Michael J. Heath
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
Jennifer@attorneymichaelheath.com
Feb. 28; Mar. 7, 2025 25-00411P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
File Number: 2025-CP-000341-WS
In Re The Estate Of:
HERBERT PENNINGTON,
Deceased

The administration of the estate of HERBERT PENNINGTON, deceased, whose date of death was January 19, 2025, 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, 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 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 732.221.

The date of first publication of this notice is February 28, 2025.

Personal Representative:
SUZANNE JORDEN - PR
7027 Oakwood Drive
New Port Richey, FL 3465
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
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
Feb. 28; Mar. 7, 2025 25-00383P

PUBLISH YOUR LEGAL NOTICE

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--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024 CA 000396
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3,
Plaintiff, vs.
ELIZABETH A. BERRY A/K/A ELIZABETH BERRY; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 January 30, 2025 in Civil Case No. 2024 CA 000396, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3 is the Plaintiff, and ELIZABETH A. BERRY A/K/A ELIZABETH BERRY; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 7, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 18, FLOR-A-MAR SECTION 11-G, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 25th day of 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 John J. Cullaro
 FL Bar No. 66699
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1221-4741B
 Feb. 28; Mar. 7, 2025 25-00407P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2024CA002046CAAXES
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005-OPT1, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA M. CALOHAN A/K/A LINDA MARIE CALOHAN, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 29, 2025, and entered in 2024CA002046CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005-OPT1, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 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 LINDA M. CALOHAN A/K/A LINDA MARIE CALOHAN, DECEASED; MARJORIE CALOHAN 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOTS 9 AND 10, BLOCK 119, CITY OF ZEPHYRHILLS,

(FORMERLY TOWN OF ZEPHYRHILLS), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 5449 10TH ST, 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 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 25 day of February, 2025.

Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 24-214823 - RaO
 Feb. 28; Mar. 7, 2025 25-00404P

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO.
2024CA000453CAAXWS
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOAN D. GEORGE, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2024CA000453CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SPECIALIZED LOAN SERVICING LLC 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 JOAN D. GEORGE, DECEASED; WENDY S. NEFF; RENITA GEORGE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SKIP H. GEORGE, DECEASED are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 20, 2025, the following described property as set forth in said Final Judgment, to wit:
 ALL THAT CERTAIN LAND SITUATED IN PASCO COUNTY, FLORIDA, VIZ: LOT 478, BEACON WOODS VILLAGE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 11, PAGES 63 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 7318 PATIO ROW, BAYONET POINT, FL 34667

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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 25 day of February, 2025.

Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 23-172251 - NaP
 Feb. 28; Mar. 7, 2025 25-00406P

FIRST INSERTION

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

CASE NO.: 2018CA003682CAAXES
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; 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 September 17, 2024 in Civil Case No. 2018CA003682CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; 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 21, BLOCK 2, BALLANTRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 20th 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 John J. Cullaro
 FBN: 66699
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1100-278B
 Feb. 28; Mar. 7, 2025 25-00363P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO FLORIDA STATUTES CHAPTER 45

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

CIRCUIT CIVIL DIVISION
CASE NO. 2024-CA-002334
SEACOAST NATIONAL BANK, a national bank,
Plaintiff, v.
RWM REAL PROPERTY INC., et al.,
Defendants.

NOTICE IS HEREBY PROVIDED that, in accordance with the Second Amended Final Judgment of Foreclosure entered in the above-styled cause, the Clerk of Court will sell to the highest and best bidder for cash, online at https://www.pasco.realforeclose.com, at 11:00 a.m., on March 27, 2025, the following real property:
REAL PROPERTY:
 Lot 2, FOX WOOD COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 66, Page 132, of the Public Records of Pasco County, Florida.

PERSONAL PROPERTY:
 All tangible and intangible assets of Debtor [RWM Real Property, Inc.] including but not limited to all inventory, equipment, accounts, chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and soft-

ware to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property.

And
 All rights, title and interest of Debtor(s) in and to the Real Property described above (herein referred to as "Property") or under or above the same or any part or parcel thereof, together with all rights, title and interest of Debtor(s) in and to the following: (i) all leasehold estate, and all right, title and interest of Debtor in and to all leases or subleases covering the Property or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Debtor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature; (ii) all right, title and interest of Debtor in and to all options to purchase or lease the Property or any portion thereof or interest therein, and any greater estate in the Property owned or hereafter acquired; (iii) all easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights; (iv) any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements"); (v) all fixtures, appliances, machinery, equipment, furniture, furnishings and articles of per-

sonal property now or hereafter affixed to, placed upon or used in connection with the operation of the Property, all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures, and appurtenances which are now or may hereafter pertain or be used with, in or on the Property even though they may be detached or detachable and all building improvement and construction materials, supplies and equipment hereafter delivered to the Property contemplating installation or use in any construction to be performed thereon and all rights and interests of Debtor in building permits and architectural plans and specifications relating to contemplated construction or Improvements on the Property and all rights and interests of Debtor in present or future mortgage loan commitments pertaining to any of the Property or Improvements thereon, except for the personal property of any tenants occupying the Property (sometimes hereinafter referred to as the "Personal Property"); (vi) all awards and proceeds of condemnation for the Property or any part thereof to which Debtor is entitled for any taking of all or any part of the Property by condemnation or exercise of the right of eminent domain. All such awards and condemnation proceeds are hereby assigned to Secured Party and Secured Party is hereby authorized, subject to the provisions contained in the Mortgage, to apply such awards and condemnation proceeds or any part thereof, after deducting therefrom any expenses incurred by Secured Party in the collection or handling thereof, toward the payment, in full or in part, of the Note, notwithstanding the fact that the amount owing thereon may not then be due and payable; (vii) all rents, issues and profits of the Property and all the estate, right, title and interest of every nature whatsoever of Debtor in and to the same; (viii)

all accounts (including contract rights) and general intangibles pertaining to or arising from or in connection with all or any part of the Property, as hereinafter defined, including without limitation all proceeds and choses in action arising under any insurance policies maintained with respect to all or any part of the Property; and, (ix) all proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items. In the case of multiple Debtors the term "Debtor" or "Debtors", as used herein, jointly and severally, includes all Debtors.

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, Telephone: (352) 521-4542, Option 3.

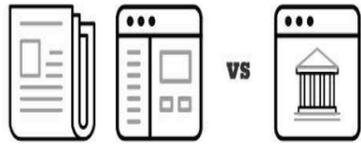
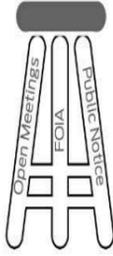
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. This notice will be published in the Business Observer.

Dated: February 26, 2025.
 s/ Naomi M. Berry
 Alan Grunspan
 Florida Bar No. 451150
 Naomi M. Berry
 Florida Bar No. 0069916
 Raina T. Shipman
 Florida Bar No. 1011443
 CARLTON FIELDS, P.A.
 Attorneys for Plaintiff
 700 NW 1st Ave, Suite 1200
 Miami, Florida 33136
 Telephone: 305-530-0050
 Facsimile: 305-530-0055
 agrunspan@carltonfields.com
 nberry@carltonfields.com
 rshipman@carltonfields.com
 gdbrosse@carltonfields.com
 Feb. 28; Mar. 7, 2025 25-00398P

SUBSCRIBE TO THE BUSINESS OBSERVER
 Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

Why Public Notice Should Remain in Newspapers

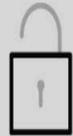
Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



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

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

WOULDN'T YOU WANT TO KNOW?

BE INFORMED

Read public notices to find out what's going on in your community.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA003127CAAXES U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-D, MORTGAGE-BACKED SECURITIES, SERIES 2021-D Plaintiff(s), vs.

SHAWN M. ROETSCHKE LULOFF A/K/A SHAWN M. KURZ A/K/A SHAWN MARIE ROETSCHKE KURZ A/K/A SHAWN MARIE ROETSCHKE LULOFF A/K/A SHAWN LULOFF NIKIA SHAWN M. ROETSCHKE; MICHAEL R KURZ; MICHAEL R. KURZ AS TRUSTEE UTD 8/24/2009; SHAWN M. ROETSCHKE LULOFF A/K/A SHAWN M. KURZ A/K/A SHAWN MARIE ROETSCHKE KURZ A/K/A SHAWN MARIE ROETSCHKE LULOFF A/K/A SHAWN LULOFF NIKIA SHAWN M. ROETSCHKE AS TRUSTEE UTD 8/24/2009; FORD MOTOR CREDIT COMPANY LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WILLOW BEND MORTGAGE COMPANY; STEPHEN PAUL LULOFF; THE UNKNOWN BENEFICIARIES UTD 8/24/2009; THE UNKNOWN SPOUSE OF SHAWN M. ROETSCHKE LULOFF A/K/A SHAWN LULOFF NIKIA SHAWN M. ROETSCHKE; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).

TO: SHAWN M. ROETSCHKE LULOFF/A/K/A SHAWN M. KURZ A/K/A SHAWN MARIE ROETSCHKE KURZ A/K/A SHAWN MARIE ROETSCHKE LULOFF A/K/A SHAWN LULOFF NIKIA SHAWN M. ROETSCHKE
LAST KNOWN ADDRESS: 33831 RAPTOR ROAD, DADE CITY, FL 33523 CURRENT ADDRESS: UNKNOWN

TO: SHAWN M. ROETSCHKE LULOFF A/K/A SHAWN M. KURZ A/K/A SHAWN MARIE ROETSCHKE KURZ A/K/A SHAWN MARIE ROETSCHKE LULOFF A/K/A SHAWN LULOFF NIKIA SHAWN M. ROETSCHKE AS TRUSTEE UTD 8/24/2009
LAST KNOWN ADDRESS: 33831 RAPTOR ROAD, DADE CITY, FL 33523 CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN SPOUSE OF SHAWN M. ROETSCHKE LULOFF A/K/A SHAWN M. KURZ A/K/A SHAWN MARIE ROETSCHKE KURZ A/K/A SHAWN MARIE ROETSCHKE LULOFF A/K/A SHAWN LULOFF NIKIA SHAWN M. ROETSCHKE
LAST KNOWN ADDRESS: 33831 RAPTOR ROAD, DADE CITY, FL 33523 CURRENT ADDRESS: UNKNOWN

TO: THE UNKNOWN BENEFICIARIES UTD 8/24/2009
LAST KNOWN ADDRESS: 33831 RAPTOR ROAD, DADE CITY, FL 33523 CURRENT ADDRESS: UNKNOWN

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

THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER THE EAST 30.00 FEET THEREOF. TOGETHER WITH AN INGRESS-EGRESS EASEMENT OVER THE NORTH 30.00 FEET OF THE EAST 750.00 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 20 EAST, WEST OF SWEETWATER ROAD.

Property address: 33831 Raptor Road, Dade City, FL 33523

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 31ST, 2025

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

DATED this February 24, 2025.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Haley Joyner
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-006218-2
Feb. 28; Mar. 7, 2025 25-00367P

FIRST INSERTION

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

CASE NO.: 2024CA00314CAAXWS FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff, v.

JUNE ROSE DEMSKE, et al., Defendants.

TO: Penny J. Kenly
6400 Montana Avenue New Port Richey FL 34653
Unknown Spouse of Penny J. Kenly
6400 Montana Avenue
New Port Richey FL 34653
Unknown Spouse of June Rose Demske
6400 Montana Avenue
New Port Richey FL 34653
Unknown Party in Possession 1
6400 Montana Avenue
New Port Richey FL 34653
Unknown Party in Possession 2
6400 Montana Avenue
New Port Richey FL 34653

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

The North 90 feet of Lot 1 together with the North 90 feet of the East 10 feet of Lot 2, Block 117, A RE-VISED PLAT OF THE TOWN OF NEW PORT RICHEY, according to the plat thereof as recorded in Plat Book 4, Page 49 of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith,

Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 31ST, 2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 24, 2025

(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
Feb. 28; Mar. 7, 2025 25-00368P

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.: 2024CA002529CAAXES DIVISION: JI

WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, v.

TARA DEXTER-BARGE, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 24, 2025, and entered in Case No. 2024CA002529CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein WINDING RIDGE PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, and TARA DEXTER-BARGE is the Defendant, 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 31st day of March, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 244, of WINDING RIDGE PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 83, at Page 23 of the Public Records of Pasco County, Florida.

Street Address: 32773 Tree of Life Avenue, 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
Feb. 28; Mar. 7, 2025 25-00370P

FIRST INSERTION

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

CASE NO.: 2024CA001608CAAXES DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANNA GARCIA, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 28, 2025, and entered in Case No. 2024-CA-001608 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANNA GARCIA, DECEASED; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are defendants, Nikki Alvarez-Sowles, Esq., Clerk of the Court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with chapter 45 Florida Statutes, Pasco County, Florida on March 18, 2025 at 11:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 23, CRYSTAL TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 34,

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL IDENTIFICATION #: 03-24-21-0010-00000-0230
PROPERTY ADDRESS: 37850 CRYSTAL WAY, DADE CITY, FL 33523

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

If you are a person with a disability who needs 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
/s/ Damian G. Waldman
Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
Feb. 28; Mar. 7, 2025 25-00369P

FIRST INSERTION

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

CASE NO: 24-CC-5377 GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs.

JOHN EDWARD OLIVER, JR., ANNAMARIE CHRISTENSON, LARRY FRENCH and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Unit B, Building 3088, GARDENS OF BEACON SQUARE CONDOMINIUM NO. 4, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all of its attachments and amendments, as recorded in O.R. Book 588, Pages 515-576, as amended in O.R. Book 892, Page 324, and all amendments thereto, and as recorded in Plat Book 11, Pages 7-11, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 4350 Sunstate Drive, New Port Richey, Florida, 34652.

at public sale, to the highest and best bidder, for cash, at

www.pasco.realforeclose.com, at 11:00 A.M. on March 27, 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.

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 24th day of February, 2025.
NIKKI ALVAREZ-SOLWES, ESQ.
CLERK AND COMPTROLLER
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Feb. 28; Mar. 7, 2025 25-00365P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.:
2024CA003006CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
SHEILAH A. KEEL; UNKNOWN SPOUSE OF SHEILAH A. KEEL; UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WANDA L. CONNELL, DECEASED; DAVID S. KEEL; UNKNOWN SPOUSE OF DAVID S. KEEL; MARGARET M. WALKER, AS POTENTIAL HEIR OF THE ESTATE OF WANDA L. CONNELL, DECEASED; LAKE BERNADETTE COMMUNITY ASSOCIATION, INC.; CLERK OF

COURT OF CAMDEN COUNTY, NEW JERSEY; NEW JERSEY FAMILY SUPPORT PAYMENT CENTER; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.
To the following Defendant(s):
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, RANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WANDA L. CONNELL, DECEASED
5526 BRADDOCK DR
ZEPHYRHILLS, FL 33541
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 5, BLOCK 1, LAKE BERNADETTE - PARCEL II - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 77 THROUGH 79, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 5526 Braddock Dr, Zephyrhills, FL 33541
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before MARCH 31ST, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
In accordance with the Americans

with Disabilities 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 provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).
WITNESS my hand and the seal of this Court this February 24, 2025.
As Clerk of the Court
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner
Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
Feb. 28; Mar. 7, 2025 25-00366P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO:
2023CA003600CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST,
Plaintiff, vs.
SUSAN SPOONER A/K/A SUSIE SPOONER; UNKNOWN SPOUSE OF SUSAN SPOONER AKA SUSIE SPOONER; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 19, 2025 entered in Civil Case No. 2023CA-003600CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST is Plaintiff and SUSAN SPOONER, et al, are Defendants. The Clerk, NIKKI ALVAREZ-SOWLES, ESQ., shall sell to the highest and best bidder for cash at Pasco County's On-Line Public Auction website: <https://pasco.realforeclose.com>, at 11:00 AM on June 17, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in PASCO County, Florida, as set forth in said Uniform Final Judgment of Foreclosure dated to-wit:
LOT 20, JOY-LAN VIEW SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT

BOOK 5, PAGE 36, 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. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
If you are a person with a disability who needs 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; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.
The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-095034-F00
Feb. 28; Mar. 7, 2025 25-00364P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
20-24 -CA-001607-CAAX-ES
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI; LONGLEAF HOMEOWNER'S ASSOCIATION, INC.; MICHAEL BALTES; BRITTA RAPP; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
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), and 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 26 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 15, BLOCK 1, MEADOW POINTE PARCEL 12 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 1713 SASSAFRAS DR, WESLEY CHAPEL, FL 33543
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 24 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
24-01152
Feb. 28; Mar. 7, 2025 25-00413P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. **2024CA002312CAAXWS**
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
DORREEN LEMBEKE, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 29, 2025, and entered in 2024CA002312CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and DORREEN LEMBEKE; GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER THREE, INCORPORATED 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:
UNIT C, BUILDING 3026, GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION, RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 91, AND ALL AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 82 AND 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 4233 TAMA-

RGO 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 25 day of February, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-229508 - NaP
Feb. 28; Mar. 7, 2025 25-00405P

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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. Missour 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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

THIRD 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

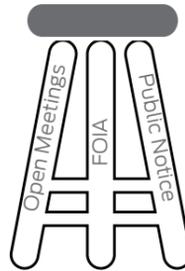
SECOND INSERTION

NOTICE OF 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, h 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
Feb. 21, 28; Mar. 7, 14, 2025 25-00342P

Q&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.

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

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

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

The administration of the Estate of MICHAEL EDWARD SCHEUNEMANN, 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 Plaintiff's 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 Plaintiff's 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
Feb. 21, 28; Mar. 7, 14, 2025
25-00352P

SECOND 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

SECOND 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
Email: office@gadielepinozalaw.com
February 21, 28, 2025 25-00324P

SECOND INSERTION

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

Business
Observer
10/24/24

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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 unmaturing, 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 unmaturing, 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
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
February 21, 28, 2025 25-00327P

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1691-191368 / SR4
February 21, 28, 2025 25-00314P

SECOND 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 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

SECOND 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

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

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

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
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

SECOND 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. Siedler, 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

SECOND 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
Business Observer

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH 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

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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 L 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

FOURTH 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

FOURTH 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:
21-25-17-0140-22700-0520
MOON LAKE NO 14 MB 6 PGS
22 TO 25 LOTS 52, 53 BLK 227
RB 628 PG 549

Name(s) in which assessed:
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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000239TDAXXX

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 #: 1906185
Year of Issuance: 06/01/2020
Description of Property:
16-25-17-0090-14400-0810
MOON LAKE ESTATES UNIT 9
PB 4 PGS 101-102 LOTS 81 & 82
BLOCK 144 OR 3782 PG 948

Name(s) in which assessed:
EARL L SQUIRES JR

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on 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 25-00224P

FOURTH 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

FOURTH 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 PG 79 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000234TDAXXX

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 #: 1606663
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0060-07600-0160
BLK 76 MOON LAKE NO 6 MB 4
PGS 90 91 LOTS 16 17 & 18

Name(s) in which assessed:
DAVID COELLO

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 25-00219P

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

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

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000217TDAXXX

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 #: 2001663
Year of Issuance: 06/01/2021
Description of Property:
14-26-21-0160-00000-0540
WAYWARD WIND MOBILE
HOME SUBDIVISION PB 28
PGS 61-62 LOT 54

Name(s) in which assessed:
LACEY COLE

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 25-00207P

FOURTH INSERTION

Notice of Application for Tax Deed 2024XX000225TDAXXX

NOTICE IS HEREBY GIVEN, That MCF INVESTMENT TRUST, 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 #: 1603663
Year of Issuance: 06/01/2017
Description of Property:
05-26-16-0030-10800-0080
NPR PB 4 PG 49 LOT 8 BLK 108
OR 1488 PG 1677

Name(s) in which assessed:
RALEIGH J SULLIVAN
RALPH J SULLIVAN

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 25-00211P