PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Thursday, March 27, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based..

25-00419P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE

NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT In accord with Chapters 120 and 190, Florida Statutes, the Northridge 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 in $cludes \ \ Sections \ 120.53, \ 120.53(1)(a), \ 120.54, \ 120.57, \ 120.57(3), \ 190.001, \ 190.005,$ 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, $Sections\ 112.08,\ 112.\overline{3}14\overline{3},\ 119.07,\ 120.53,\ 120.53(1)(a),\ 120.54,\ 120.57(3),\ 190.006,$ $190.007, \ 190.008, \ 190.011(3), \ 190.011(5), \ 190.011(11), \ 190.033, \ 190.033(3), \\ 190.035(2), \ 218.391, \ 255.0525, \ 255.20, \ 286.0105, \ 286.0114, \ 287.017, \ and \ 287.055, \\$ Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 873-7300.

Northridge Community Development District

Brian Lamb, District Manager

March 7, 2025 25-00422P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2025 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, 33558 at 10:00 a.m., on the following dates:

March 17, 2025 April 21, 2025 May 19, 2025

June 16, 2025 July 21, 2025

August 18, 2025 September 15, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, or by visiting the District's website, https:// park view at long laker an chcdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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 March 7, 2025

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908557 from Ji-Parana, LLC. - Juliano Fernandes at 607 S. Alexander Street Suite 101 Plant City, FL. Application received: 12/26/2024. Proposed activity: Industrial. Project name: Ji Parana Truss Plant. Project size: 7.63. Location: Section(s) 22 Township 24 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters. org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or $1(800)836\mbox{-}0797\mbox{, TDD}$ only $1(800)231\mbox{-}6103\mbox{.}$ March 7, 2025

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the New Port Corners Community Development District on April 8, 2025, at 9:00 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida

In accord with Chapter 190, Florida Statutes, the New Port Corners Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer on February 28, 2025.

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 competi-tive 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 the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date, and place shown below (if not requested this hearing may not be held):

DATE: April 8, 2025 TIME: 9:00 a.m.

*PLACE:

The Residence Inn by Marriott Tampa 2101 Northpointe Parkway Lutz, Florida 33588

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 3434 Colwell Avenue. Suite 200, Tampa, FL 33614, and received within twenty-one (21) days after the

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special ac-

commodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two 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.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, via email at dbwallace@rizzetta.com or by calling (813) 933-5571

New Port Corners Community Development District

Debby Bayne-Wallace, District Manager

March 7, 2025 25-00421P

FIRST INSERTION

The New Port Corners 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 New Port Corners Community Develop-

ment District ("District") will hold a public hearing and a regular Board meeting on Tuesday, April 8, 2025, at 9:00 a.m., at the Residence Inn by Marriott Tampa, located at 2101 Northpointe Parkway, Lutz, Florida 33588 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 resolu-tion 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) 933-5571 at least 2 calendar ays 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

Debby Bayne-Wallace, District Manager

March 7, 14, 21, 28, 2025

FIRST INSERTION

Affordable Secure Storage - Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home. office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. B15: Lisa Cabella

AC08: Ashley Wharton F12: Donna Rodriguez A09: Sharon Green S04: Edward Hackett WH11: Edward Hackett E11: Ann Adams D03: Jerry Witham S13: Linda Neuschaefer A02: Marlene Trentacoste SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE March 22nd

2025 AT OR AFTER: 11:00 A.M.

March 7, 14, 2025

25-00434P

FIRST INSERTION

NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on March 25th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise ar-

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

B457 Leon House B216 Ivy Ortiz B166 Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

Barbara Middleton F39 F293 David Powers James Wilson Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541

D36AC Jaylen Cuellar Jonathan Dominguez G77AC D30AC Lisa Harrell E13 Anthony Ralon March 7, 14, 2025 25-00438P

FIRST INSERTION

NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908557 from Paul M. Easton at 607 S. Alexander Street Suite 101 Plant City, FL. Application received: 12/26/2024. Proposed activity: Industrial. Project name: Ji Parana Truss Plant. Project size: 7.63. Location: Section(s) 22 Township 24 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

Lvnn Haves District Manager March 7, 2025

25-00425P

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Quillen Services, located at 39635 North Ave, in the City of Zephyrhills, County of Pasco, State of FL. 33542, intends to register the said name with the Division of Corporations of the Florida Department of State,

Dated this 4 of March, 2025. Retha Quillen 39635 North Ave Zephyrhills, FL 33542 March 7, 2025 25-00429P

Tallahassee, Florida.

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 28th day of February, 2025. Robert G Armando

March 7, 2025 25-00430P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Aviato at Ridge Haven located at 4927 Voorhees Road in the City of New Port Richey, Pasco County, FL 34653, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 4 of March, 2025.

Voorhees Road Opco LLC March 7, 2025 25-00456P

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE MARCH 24, 2025 PARKS FORD OF WESLEY CHAPEL 28739 STATE ROAD 54 W 2012 FORD 1FTNE1EW4CDA53369

\$3,570.32 March 7, 2025 25-00426P

FIRST INSERTION

Fictitious Name Notice Notice Is Hereby Given that HCA

Health Services of Florida, Inc., 7525 Medical Dr., Hudson, FL 34667, desiring to engage in business under the fictitious name of HCA Florida Bayonet Point Wound Care & Hyperbaric, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. 25-00433P March 7, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on March 25, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line March 14, 2025, at 6:00am and ending March 25, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name Shawn Caples H024 Ruperto De Jesus, Jr. A034 Frank M. Perna II B061 March 7, 14, 2025 25-00436P

FIRST INSERTION

NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant

to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on March 25, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line March 14, 2025, at 6:00am and ending March 25, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Unit Kalliopi Lempidakis 193 Gregory W. Osbourn 298 March 7, 14, 2025 25-00437P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sidney Oster Photography located at 2902 Long Bow Way in the City of Odessa, Pasco County, FL 33556, intends to register the said name with the Division of Corporations of the Florida Department of State,

Tallahassee, Florida.
Dated this 4 of March, 2025. Monkey in the Wrench, LLC March 7, 2025

25-00455P

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Dr; Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date March 28 th 2025 @ 10:00 AM at each individual repair facility. 40318 2018 Chevrolet VIN#: 1G1FB1RSXJ0111230 Repair Facility: Transmission Shop of

Pasco Inc 3829 American Plaza Blvd Land O Lakes 813-995-2885 Lien Amt \$9,935.75

March 7, 2025 25-00423P

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 Thriving into Retirement located at 9433 Fairhope Court in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida,

Dated this 3rd day of March, 2025. David K. Carpenter 25-00431P March 7, 2025

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



PASCO COUNTY

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP000324ES

IN RE: ESTATE OF

Priscilla J. Allen a/k/a

Priscilla Jane Allen

Deceased.

The administration of the estate of

Priscilla J. Allen a/k/a Priscilla Jane

Allen, deceased, whose date of death

was January 21, 2025, 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 ad-

dresses of the personal representative

and the personal representative's attor-

ney 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 PUBLICA-TION 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 de-

scribed 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 dece-

dent and other persons having claims or

demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED

WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-

ER BARRED. NOTWITHSTANDING

FIRST INSERTION

NOTICE OF PUBLIC SALE

 $To \ satisfy \ the \ owner's \ storage \ lien, PS \ Retail \ Sales, LLC \ will \ sell \ at \ public \ lien \ sale \ on \ March \ 24, 2025, \ the \ personal \ property \ in \ personal \ property \ personal \ pers$ the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

Sale to be held at www.storagetreasures.com.

1195 - Riley, Loretta; 1204 - Amadeo, William; 1217 - Dietzel, Thomas; 1256 - Lynch, Giavanna; 2200 - Saffold, Lena; 2218 -

Honecker, Tina; 2233 - Olsson, Erica; 3117 - Davis, Tonia; 3254 - Isaac, Alan; 6012 - Dinardi, Cecelia PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

01097 - Belger, Sonny; 01116 - Rhodes, Rabyn; 02026 - Noll, Cristopher; 02045 - shortridge, michael; 02106 - Witthoeft, Zachary; 03064 - Proctor, Louis; 03094 - Duhart, Shelderrick; 03111 - Guastamacchia, Vincent; 03210 - Cook, David Grant; 04099 - Brunner, Matthew; 04201 - Lewis, Mercedes; 04206 - cortorreal, Tarsis; 04211 - Davis, Andrea; 04213 - Richards, Ahmad

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632

Time: 10:15 AM

 $Sale\ to\ be\ held\ at\ www.storage treasures.com.$

063 - Isolon, Robert; 094 - Rosser, Linda; 118 - Gould, Melody; 133 - PEREZ, ADRIAN; 199 - steven, John; 204 - drake, Joseph; 257 - Chambers, Neal; 270 - miranda, Austin; 275 - Owensbrown, Tiffany; 312 - Cruz, Jorge

 $PUBLIC\ STORAGE\ \sharp\ 25436,6613\ State\ Road\ 54, New\ Port\ Richey,\ FL\ 34653,(727)\ 493-0578$

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

11042 - vargas, jillisa; 11058 - Taylor, Jayden; 11059 - Andrews, Julie; 11101 - Brown, Anthony; 11111 - yates, Jarred; 11144 - tokos, Judit; 11165 - thomas, Elicya; 11169 - Bowen, Theodore; 11299 - melissa, Devogel; 12044 - Walker, Melissa; 12047 - Howard, Cameron; 12072 - Russo, Debra; 12095 - Smith, Dylan; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12167 - Humbertson, James; 12175 - Hale, Timothy; 12221 - Cocepcion, Gilberto; 12230 - Woods, Shana N; 12248 - Horner, Krystin; 12250 - Despenza, Cheryl; 12290 - Rieger, Joe; 13008 - Clower, Dawn; 13015 - Asmakis, Michael; 13135 - Kenneth, Frederick; 13179 - Vitale, Joseph; 13193 - Bushard, Sarah; B118 - House, Breanne; B211 - Demarchi, Gordon Edward; B227 - Jeske, Jason; C204 - Howlett, Ezekiel; C228 - wallace, Ronald; C250 - Leddick, Leslie; C258 - Stalnaker, Brett; C261 - Harrison, Anita; C340 - English, Holly; C353 - Sanchez, Janeth; D136 - Lonsdale, Megan; D229 - Molina, Maria; D258 - Taylor, Erik; D263 - Scherm, Shelby; D323 - Lonsdale, Megan

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Sale to be held at www.storagetreasures.com.

1372 - Weeks, Richard; 1380 - Florida Wellness Medical group Unger, Stephen; 1434 - Jacquillard, Tisha; 1516 - Little, Devin; 1603 - Whitfield, Bobby; 1812 - Vasquez, George; 2402 - Little, Devin

 $PUBLIC\,STORAGE\,\sharp\,25817,6647\,Embassy\,Blvd,Port\,Richey,FL\,34668,(727)\,491\text{-}5429$

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A0044 - manzi, Robin; A0046 - Johnson, Corey; C2017 - Barnes, Barbara; D0003 - Brianas, Penelope; E1104 - Lee, Monica; E1172 - Domagala, Skylar; E1250 - Pena, Eilleen; E2219 - SUDANO, AJA C; E2294 - Rivera, Rosa; E2326 - Young, Kristin; E2329 - Delgado, Nilda; E2332 - street, Cali; E2360 - Irizarry, Raymond

 $PUBLIC\,STORAGE\,\sharp\,25856,4080\,Mariner\,Blvd,Spring\,Hill,FL\,34609,(352)\,204-9059$

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0A141-Evans, Andrew; 0A158-Marks, Thomas; 0A204-Gaither, Edward; 0A219-Tucker, Erica; 0B001-Popovich, George; 0A219-Tucker, Erica; 0A219-Tucker, 0A219-Tucker,0B013 - Goodin, Nikko; 0B021 - coats, janie; 0B031 - diesing, Ashley; 0B039 - Mcgovern, Brittney; 0B052 - coyne, Kathleen; 0B106 - Morales, Annalice; 0B116 - Robertson, Richard; 0C026 - Wright, John; 0C106 - Delgrosso, Lisa; 0C116 - Chapman, Lisa; OC138 - Booker, Davon; OD001 - Popovich, George; OD028 - Robertson, Mark; 0E032 - Hawley, Marc; 0E105 - Morin, $Katherine; \, 0E115 - Knox, \, Tracy; \, 0E144 - Scott, \, bantu; \, 0E193 - Pietras, \, Joseph; \, 0E228 - Julander, \, Laura - Lau$

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

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

013 - Peterson, Sophia; 015 - Miller, Rhonda; 050 - Horn, Janice; 056 - Bosworth, Larry; 072 - Johnson, Akira; 147 - flynn, lawrence; 202 - valencia, gina; 216 - Kaszubski, Kathy; 232 - Blainey, FRank; 328 - flynn, lawrence e; 386 - Jacobs, Nicole; 389A - mahoney feitz, Tracy Ann; 405 - McAllister, David; 436 - Davis, Tiffany; 452 - Moorehead, Susan; 481 - Scydick, Terry; 487 - Oehl, Peter; 500 - Davis, Tiffany; 557 - Martinez, Camila

 $PUBLIC\ STORAGE\ \sharp\ 27103, 11435\ US\ Highway\ 19, Port\ Richey, FL\ 34668, (727)\ 478-2059$

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

 $1163 - Wright, Daniel; 1165 - \overline{giansante}, tony; 1181 - Hicks, Ashley; 1188 - Richardson, Cheryl; 1207 - Scofield, Debra; 1214 - Richardson, Cheryl; 1207 - Richardson,$ Russella, James; 1234 - Othouse, Heather; 2047 - Pacheco, Yasmin; 2103 - mantone, Patricia; 2142 - brush, Tiffany; 2147 -Deblasio, Daniel; 2152 - Alvarado, James; 2204 - Garcia, Oscar; 2237 - Stevenson, Jessica; 2258 - Hudson, Tommy L; 2261 -Smith, Dana; 2266 - McNamara, Amy; 2268 - Carpenter, Stephanie; 3038 - Immel, William A; 3093 - moore, Chelsie; 3115 - Nelson, Melanie; 3209 - COLEY, INTIMATE SHERMIRA; 3220 - Sconiers, Jay; 3347 - Soto, Yajaira; 3358 - Page, Steven;

 $PUBLIC\,STORAGE\,\sharp\,27678,9220\,Cortez\,Blvd,Spring\,Hill,FL\,34613,(352)\,565\text{-}5964$

Time: 12:40 PM

Sale to be held at www.storagetreasures.com.

1113 - Aikens, Jeremy; 2044 - McNellis, Jennifer; 2060 - Webster, Stephanie; 2066 - Roberts, Ricky; 2084 - Fleming, Jesse; 2109 - Rivera, Mateo; 2163 - Delacruz, Tinette; 2185 - Colon, Rosalyn; 2239 - Schwartz, Jessica A; 2243 - Keister, John; 3001 - Smith, Johnathan; 3072 - Kowanko, Robert; 3075 - White, Elna; 3114 - Decot, Liz; 3192 - Whitaker, Christopher

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

March 7, 14, 2025 25-00435P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF: 2025CP000259CPAXWS UCN: 512025CP000259CPAXWS IN RE: ESTATE OF RONALD E. SIERSTED a/k/a) RONALD EDWARD SIERSTED Deceased.

stration of th RONALD E. SIERSTED a/k/a RON-ALD EDWARD SIERSTED, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Pasco County, Florida Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

What is a public

notice?

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 March 7, 2025.

Personal Representative: MICHAEL W. PORTER 535 49th Street North

Petersburg, Florida 33710 Attorney for Personal Representative: MICHAEL W. PORTER, Esquire Law Firm of Michael W. Porter Attorney for Personal Representative Florida Bar Number: 607770 535 49th Street North St. Petersburg, FL 33710 Telephone (727) 327-7600 Primary Email: Mike@mwplawfirm.com March 7, 14, 2025 25-00454P

FIRST INSERTION

Notice is hereby given that Fleda Pharmaceuticals Corp, desiring to en-gage in business under the fictitious Florida Statutes. 25-00432P March 7, 2025

on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30

days of the date of this notice.

FIRST INSERTION

APC Towers. LLC is proposing to con-

struct a 159-foot tall monopole tele-

communications structure located near

7011 Simons Road, Zephyrhills, Pasco

County, Florida (28° 15' 35.3" N, 82°

12' 26.3" W). The proposed tower is

anticipated to utilize FAA Style E (me-

dium intensity, dual red/white strobes)

APC Towers, LLC invites comments

from any interested party on the impact

the proposed undertaking may have

In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1305282 when submitting the request and to view

the specific information about the

proposed action. 24-003507 DMG March 7, 2025 25-00427

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 March 7, 2025.

Personal Representative: Penny R. Mongillo 1121 Johnson Road Woodbridge, CT 06525 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

March 7, 14, 2025

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0176

FIRST INSERTION

IN RE: ESTATE OF BETSY L. SIDERS Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE

MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate,

including unmatured, contingent, or unliquidated claims, must file their

THE LATER OF A DATE THAT IS 3

claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SEC-

TION 733.702, FLORIDA STATUTES,
WILL BE FOREVER BARRED.
EVEN IF A CLAIM IS NOT
BARRED BY THE LIMITATIONS
DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: BETSY L. SIDERS, File Number 2025-CP-0176.

The address of the court where this probate is pending is: Circuit Court for $\,$ Pasco County, Florida, West Pasco Judicial Center, 7530 Little Rd. Ste: 105, New Port Richey, FL, 34654.

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.

Date of death of the decedent is: 12/18/2024.

The date of first publication of this notice is: March 7, 2025. The second week of publication is

March 14, 2025.

Personal Representative(s): Charles M. Siders.

Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2

Lakeland, Florida 33813 March 7, 14, 2025 25-00417P

FIRST INSERTION

MARCH 7 - MARCH 13, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000066 IN RE: ESTATE OF MARY OSSANNA

Deceased. The administration of the estate of MARY OSSANNA, deceased, whose date of death was July 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 7, 2025. Personal Representative:

DENISE HOUSLER

3535 Aransas Street Corpus Christi, Texas 78411 Attorney for Personal Representative: RICHARD H. GAINES, ESQ. Florida Bar Number: 061069 The Gaines Law Firm, P.A. 5531 N. University Drive, Ste. 103 Coral Springs, FL 33067 Telephone: (954) 603-8801 E-Mail: Richard@gaineslawfl.com 25-00453P March 7, 14, 2025

FIRST INSERTION

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

25-00443P

PROBATE DIVISION File No. 2025-CP-000212-WS IN RE: ESTATE OF

SALLY A. EXLEY

Deceased.The administration of the estate of SALLY A. EXLEY, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: March 7, 2025. Personal Representative: s/Susan A. Bray

SUSAN A. BRAY 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: s/ David J. Wollinka DAVID J. WOLLINKA Florida Bar Number: 608483

WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com 25-00418P March 7, 14, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY. FLORIDA

PROBATE DIVISION File No. 2024-CP-001446-CPAX-WS **Division: PROBATE** IN RE: ESTATE OF NICHOLAS DEMARCO Deceased.

The administration of the estate of NICHOLAS DEMARCO, deceased, whose date of death was January 12, 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 34654-5598. 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. All other creditors of the decedent

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

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

Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER 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 March 7, 2025.

Personal Representative: CHERYL DELLECHIAIE 14101 Bassingthorpe Drive Spring Hill, Florida 34609

Attorney for Personal Representative: PIERRE A.L. MOMMERS, Esquire, Florida Bar Number: 080731 PIERRE A. L. MOMMERS, ATTORNEYAT-LAW, P.A. 2020 W. Eau Gallie Blvd., Suite 106 Melbourne, Florida 32935 Telephone: (321) 751-1000 Fax: (321) 751-1001

pierre@mommerscolombo.com SecondaryE-Mail: sburke@mommers colombo.comMarch 7, 14, 2025

A public notice is information intended to inform citizens of government activities.

Fictitious Name Notice

name of "Hemplify", located at 13231 Byrd Legg Dr., Odessa, FL 33556 in Pasco County, intends to register the said fictitious name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-317 IN RE: ESTATE OF DENISE A. VAN DOREN,

Deceased. The administration of the estate of DENISE A. VAN DOREN, deceased, whose date of death was January 30, 2025, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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: March 7, 2025. Signed on this 6th day of February, 2025.

MATTHEW B. VAN DOREN

Personal Representative 7637 Wimpole Drive New Port Richey, FL 34655

Wayne R. Coulter Attorney for Personal Representative Florida Bar No. 114585 Delzer, Coulter & Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: info@delzercoulter.com March 7, 14, 2025 25-00416P

RE-NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2018CA002487

DEUTSCHE BANK NATIONAL

CORPORATION TRUST 2006

THROUGH CERTIFICATES,

PATRICIA COOLEY A/K/A

PATRICIA GIULIA COOLEY A

K. COOLEY; UNITED STATES OF AMERICA, DEPARTMENT

REVENUE SERVICE: PASCO

COUNTY, FLORIDA,

Defendant(s).

PATRICIA GIULIA COOLEY A/K/A

PATRICIA BERARDI; KENNETH

OF THE TREASURY - INTERNAL

NOTICE OF SALE IS HEREBY GIV-

EN pursuant to the order of Uniform

Final Judgment of Foreclosure dated

March 2, 2023, and entered in Case No.

2018CA002487 of the Circuit Court of

the 6TH Judicial Circuit in and for Pas-

co County, Florida, wherein Deutsche

Bank National Trust Company, as

Trustee for HSI Asset Securitization

Corporation Trust 2006 OPT4, Mort-

gage-Pass-Through Certificates, Series

2006-OPT4, is Plaintiff and Patricia

Cooley a/k/a Patricia G. Cooley a/k/a

Patricia Giulia Cooley a/k/a Patricia

Berardi; Kenneth K. Cooley a/k/a Ken-

neth Cooley; United States Of America,

Department Of The Treasury - Internal

Revenue Service; Pasco County, Florida,

are Defendants, the Office of the Clerk,

Pasco County Clerk of the Court will

sell via online auction at www.pasco.

realforeclose.com at 11:00 A.M. on the

17th day of April, 2025, the following

described property as set forth in said

OPT4, MORTGAGE-PASS-

TRUST COMPANY, AS

TRUSTEE FOR HSI ASSET SECURITIZATION

SERIES 2006-OPT4.

Plaintiff, vs.

FIRST INSERTION

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

PROBATE DIVISION Case No.: 2024CP001995CPAXES IN RE: Estate of RONALD PATTERSON, Deceased.

The administration of the estate of RONALD PATTERSON, deceased, whose date of death was MARCH 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 March 7, 2025.

Personal Representative: SCOTT SPALDING

6058 Puerto Drive Rancho Murieta, CA 95683 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.comFlorida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 25-00444P March 7, 14, 2025

Final Judgment, to wit:

LOTS 17, 18, 19, 20 AND 21, BLOCK 6, LAKE WORRELL

ACRES, UNIT TWO, ACCORD-

ING TO THE PLAT THERE-OF AS RECORDED IN PLAT

BOOK 4, PAGE(S) 83, OF THE

PUBLIC RECORDS OF PASCO

Property Address: 8539 Broad

COUNTY, FLORIDA.

34654

FIRST INSERTION

FIRST INSERTION

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

CASE NO. 2025CP000204CPAXES IN RE: THE ESTATE OF CHARLES STERLING BECKWITH, JR.,

Deceased.

The administration of the estate of CHARLES STERLING BECKWITH, JR., deceased, whose date of death was December 31, 2024. File Number 2025CP0000204CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 estate of the decedent, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. Florida Statutes.

The date of the first publication of this Notice is March 7, 2025. Wendy Paul-Beckwith

Personal Representative

36646 Grace Avenue Zephyrhills, FL 33542 ROBERT C. THOMPSON, JR., FBN #390089 SPN #02528094 rt@thompsonfernald.com

THOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative 25-00446P March 7, 14, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-203 IN RE: ESTATE OF ILLONA JOHNSON

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

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

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

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

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

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

The date of first publication of this notice is March 7, 2025.

Personal Representative: GREG JOHNSON

10218 Gallery Street New Port Richey, Florida 34655 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

25-00447P March 7, 14, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

DIVISION

2018CA000407CAAXWS U.S. BANK NATIONAL ASSOCIATION,

Street, New Port Richey, Florida and all fixtures and personal property TRACY ANN HILL, et al. located therein or thereon, which are

Any person claiming an interest in olus funds 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

included as security in Plaintiff's mort-

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

Dated: 2/28/2025 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400

FLpleadings@mwc-law.com File No: 18-400534 March 7, 14, 2025

FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION

CASE NO.

Plaintiff, vs. LEONARD PATRICK HILL AND

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in 2018CA000407CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LEONARD PATRICK HILL; TRACY ANN HILL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WILMINGTON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION. INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY 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 25, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 245, FOX WOOD PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 1824 WIN-SLOE DRIVE, TRINITY, FL

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

IMPORTANT AMERICANS WITH 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 4 day of March, 2025.

ROBERTSON, ANSCHUTZ SCHNEID, CRANE & PARTNERS,

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 17-122909 - NaC March 7, 14, 2025

25-00457P

--- ACTIONS / SALES ---

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. 2023CA000320CAAXES Freedom Mortgage Corporation, Plaintiff, vs.

Renato Simon Beauchamp Tirado, Defendants

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000320CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Renato Simon Beauchamp Tirado; Unknown Spouse of Renato Simon Beauchamp Tirado; Hidden River Homeowners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose. com, beginning at 11:00 AM on the 3rd day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 274, OF HIDDEN RIVER PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 79. PAGE 102, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA. TAX ID:

24-26-21-0110-00000-2740 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept,. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 4th day of March, 2025.

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00112 25-00451P March 7, 14, 2025

FIRST INSERTION

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

CASE NO. 2024CA000748CAAXES BANK TRUST AMERICAS, AS DEUTSCHE COMPANY TRUSTEE FOR RESIDENTIAL LOANS, INC., ASSET-BACKED ACCREDIT MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2005-QS14,**

MARIA G. BLASZCZYK; TRUIST BANK AS SUCCESSOR BY MERGER TO SUNTRUST BANK; CAPITAL ONE BANK (USA), N.A.; CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.; PSLD ENTERPRISES, LLC; PROTECH ROOFING SERVICES LLC; Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 11, 2025, and entered in Case No. 2024CA000748CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS14 (hereafter "Plaintiff"), is Plaintiff and MARIA G. BLASZCZYK; TRUIST BANK AS SUCCESSOR BY MERGER TO SUNTRUST BANK; CAPITAL ONE BANK (USA), N.A.; CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.; PSLD ENTERPRISES, LLC; PROTECH ROOFING SERVICES LLC., are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco. realforeclose.com at 11:00 a.m., on the 31ST day of MARCH, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 37, BLOCK 1, MEADOW POINTE PARCEL 2. UNIT 3. AS PER PLAT THEREOF, RECORD-ED IN PLAT BOOK 30, PAGE 62 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin reseywa konyokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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.

s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com PHH19652-24/sap 25-00415P

March 7, 14, 2025



Deadline Wednesday at noon \bullet Friday Publication SARASOTA • MANATEE HILLSBOROUGH • PASCO

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--- ACTIONS / SALES ---

PASCO COUNTY

FIRST INSERTION

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

CASE NO. 2024CC006899CCAXES HILLHURST CROSSING HOMEOWNERS ASSOCIATION,

Plaintiff, vs. ZACHARY BERG, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 Defendants.

TO: ZACHARY BERG 1144 HILLHURST DRIVE WESLEY CHAPEL, FL 33543

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowner's assessments lien recorded on July 25, 2024, in Official Records Instrument #:2024130245, in the Public Records of Pasco County, on the following property located in Pasco County, Florida.

ADDRESS: 1144 Hillhurst Drive,

Wesley Chapel, Florida 33543 LEGAL:

Lot 1, Block 1, Meadow Pointe III Parcel "U-U", according to the map or plat thereof, recorded in Plat Book 59, Page(s) 144 through 153, of the Public Records of Pasco County, Florida. Commonly known as 1144 Hillhurst Drive, Wesley Chapel, Florida 33543.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BREN-TON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida

33609 on or before APRIL 7TH, 2025, and file the original with the Clerk of this Court either before service upon the 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

DATED this March 3, 2025. Nikki Alvarez-Sowles Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250

Tampa, FL 33609

March 7, 14, 2025 25-00448P

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 2024CC007087CCAXES MILESTONE BANK, f/k/a LCA BANK CORPORATION, Plaintiff, vs.

PKB CARRIERS, LLC, and PHILIP BELL, a/k/a PHILIP JOHN BELL,

Defendants.

To: Philip Bell, a/k/a Philip John Bell, Jr. 27724 Sky Lake Circle

Wesley Chapel, FL 33544
YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by April 7th, 2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief

demanded in the Complaint. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this no-tice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida

WITNESS my hand the seal of this Court on this 27th day of February,

NIKKI ALVAREZ-SOWLES, ESQ. Clerk of the Court (SEAL) BY: /s/Haley Joyner Deputy Clerk

Attorney for Plaintiff SO LOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.co March 7, 14, 21, 28, 2025

25-00449P



Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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FIRST INSERTION

NOTICE OF ACTION-CONSTRUCTIVE SERVICE-PROPERTY

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.

2025CA000033CAAXWS MCCV HOLDINGS LLC, a Florida limited liability company, Plaintiff, v.

LUIS S. RODRIGUEZ, an individual; and JOHN DOE AND ALL OTHERS IN POSSESSION,

Defendants. TO: LUIS S. RODRIGUEZ WHOSE LAST KNOWN ADDRESS IS 12600 JILLIAN CIRCLE

HUDSON, FL 34669 YOU ARE NOTIFIED that an action to Foreclose Mortgage Non-Homestead the concerning the fol-lowing property in Pasco County,

LOT 66, VERANDAHS, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 56, PAGE 64. PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 12600 JILLIAN CIRCLE, HUDSON, FL 34669

a/k/a Parcel ID:

03-25-17-0070-00000-0660 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DANIEL J. MENDEZ, Esq., the plaintiffs attorney, whose address is Law Offices Mendez & Mendez, 7400 S. W. 57 Court, Suite 20.2, South Miami, Florida 33143 on or before 04/07/ 2025 and file the original with the clerk of this court either before service on plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint. Verified Return of Non-Service on Defendant, Luis S. Rodriguez, was filed on January 31, 2025, DIN 12. DATED 02/28/25

Nikki Alvarez-Sowles, Esquire Clerk of the Court (SEAL) By: Kaylen McCutcheon

Deputy Clerk
LAW OFFICES OF MENDEZ & MENDEZ, P.A. Attorneys for Plaintiff 7400 S.W. 57th Court Suite 202 South Miami, FL 33 143 (305) 667 -01 12 Telephone

25-00442P March 7, 14, 2025

FIRST INSERTION

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

CASE NO.: 51-2024-CA-002379-CAAX-WS PENNYMAC LOAN SERVICES, Plaintiff,

KATHERINE MAGRIPLIS: MAGNOLIA VALLEY CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE KATHERINE LIBERTY MAGRIPLIS: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at... 11:00 AM on the 31 day of March, 2025, the following described property as set forth in said Final Judgment, to

LOT 2, BLOCK 26, MAGNOLIA VALLEY UNIT 6-B, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 12,13, AND 14, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 7619 SUMMERTREE LN,

NEW PORT RICHEY, FL 34653 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

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

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

eservice@decubaslewis.com 24-02584 / Bidder Number: 9180

March 7, 14, 2025

for information regarding transportation services. Dated this 27 day of February 2025.

PURSUANT TO FLA. R. JUD. ADMIN 2.516

25-00414P

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. 2019CA003141CAAXWS QUICKEN LOANS INC., Plaintiff, vs.

DONALD KEITH, et al. Defendant (s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, $\,$ wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 46, CRANE'S ROOST SUB-DIVISION UNIT FOUR, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654

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

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 ac-

commodate such requests. Persons with disabilities needing transportation to

court should contact their local public

transportation providers for informa-

IMPORTANT

AMERICANS WITH DISABILITIES

tion regarding transportation services. Dated this 4 day of March, 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 19-369003 - NaC

March 7, 14, 2025 25-00452P

FIRST INSERTION

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

CASE NO.: 2023-CA-003314 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. PARIS E. PARR A/K/A PARIS

ELAINE SAKSER, et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on April 2, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

The South 1/2 of Lots 1 & 2 and the South 1/2 of the East 15 ft. of Lot 3, all in Block 11, of JASMINE POINT ESTATES, according to the plat thereof recorded in Plat Book 4, Page 14 and 14A, of the Public Records of Pasco County, Florida.

Property Address: 7129 Park Drive, New Port Richey, FL 34652 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 28th day of February, 2025. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 25-00450P March 7, 14, 2025

FIRST INSERTION

NOTICE OF ACTION SIXTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CC000368CCAXWS

GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit Plaintiff, vs.

LUCIAN POPESCU and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: LUCIAN POPESCU YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, TIMBER LAKE ES-

TATES, INC., herein in the following

described property: Unit "A" of Building 3087, as described in the Declaration of Condominium of GARDENS OF BEA-CON SQUARE CONDOMINIUM NUMBER FOUR, a Condominium, recorded in O.R. Book 588, Pages 515-576, inclusive, and in Plat Book 11, Pages 7-11, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 4412 Sunstate Drive, New Port Richey, Florida,

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE APRIL 7TH,

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 Richev; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court on February 28, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller

(SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A.

1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 March 7, 14, 2025

25-00439P

FIRST INSERTION

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

CIVIL DIVISION Case #: 2023CA003628CAAXWS DIVISION: J2 Nationstar Mortgage LLC Plaintiff. -vs.-

Matthew Charles Osborn a/k/a Matthew C. Osborn; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Charles Walter Osborn a/k/a Charles W. Osborn Deceased. and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): Unknown Spouse of Matthew Charles Osborn a/k/a Matthew C. Osborn; Pasco County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA003628CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, where in Nationstar Mortgage LLC, Plaintiff and Matthew Charles Osborn a/k/a Matthew C. Osborn are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW. PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on March 31, 2025, the fol-

lowing described property as set forth in said Final Judgment, to-wit:
LOT 1324, HOLIDAY LAKE

ESTATES UNIT SIXTEEN, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 10, PAGE 128, PUBLIC RECORDS OF PAS CO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-328666 FC01 CXE

March 7, 14, 2025

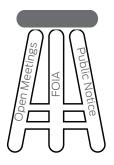
25-00440P



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







VS



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

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

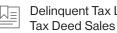
Land Use Changes

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.



Government Property



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



Divorces and Adoptions



Orders to Appear

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



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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





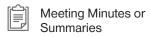
ypes Of Public Notices

Citizen Participation Notices

Proposed Budgets and

Government Meetings \Box and Hearings

Land and



Creation of Special Tax Districts



Tax Rates



School District Reports



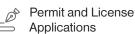
Zoning, Annexation and Land Use Changes

Commercial Notices

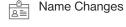
Unclaimed Property, LA Banks or Governments



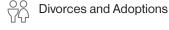


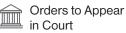


Mortgage Foreclosures



Probate Rulings





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



ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



202 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates



Land and Water Use



Creation of Special



Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property

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

SUBSEQUENT INSERTIONS

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

SECOND 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 attor-

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.

ney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN

use of the Uniform Method.

is to be based.

Larry Krause, District Manager

HOW TO

PUBLISH YOUR

IN THE BUSINESS OBSERVER

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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- $732.228, {\it applies}, {\it or may apply}, {\it unless a}$ written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is February 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

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180

Feb. 28; Mar. 7, 2025

FOURTH 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 Dis-

trict ("District") will hold a public hearing and a regular Board meeting on March

II, 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 assess-

ments 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

At the conclusion of the hearing the Board will consider the adoption of a resolu-

tion 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 Dis-

trict's boundaries. If the District elects to use the Uniform Method, such assess-

The meeting and hearing are open to the public and will be conducted in ac-

cordance 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

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 proceed-

ings is made, which includes the testimony and evidence upon which such appeal

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.

ments will be collected by the Pasco County Tax Collector.

certain announced at the meeting and/or hearing.

PEL, FL 33543 IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

Who benefits from legal notices?

You do. Legal notices are required because a

government body or corporation wants to take action

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.

that can affect individuals and the public at large.

SECOND INSERTION

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

CASE NO.: 20-24 -CA-001607-CAAX-ES PENNYMAC LOAN SERVICES,

Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA P. LILLIMAGI; LONGLEAF HOMEOWNER'S ASSOCIATION. INC.; MICHAEL BALTES; BRITTA RAPP; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 26 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

POINTE PARCEL 12 UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 35, PAGE(S) 80 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: SASSAFRAS DR, WESLEY CHA-

LOT 15, BLOCK 1, MEADOW

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

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

Dated this 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

Charles G. Babel 11506 Areca Road

Tampa, Florida 33618 Attorney for Personal Representative /s/ Patricia L. Ferrari Patricia L. Ferrari, Esq Attorney for Personal Representative Ferrari.attorney (å)gmail.com Fla. Bar No. 350427 25200 Sawyer Francis Lane, Suite 112 Lutz, Florida 33559 813-597-8341

sonal property now or hereafter

affixed to, placed upon or used

in connection with the operation

of the Property, all gas, steam,

---ESTATE ---

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

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

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

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

Personal Representative /s/ Charles G. Babel Personal Representative

Feb. 28; Mar. 7, 2025 25-00379P

SECOND 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 unmatured, 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 WITH-IN 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 Tele: (813) 288-9600 Email: MGardner@MAGardner.com Miles@MAGardner.com Attorneys for Personal Representative Feb. 28; Mar. 7, 2025

SECOND 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,

RWM REAL PROPERTY INC., et

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 COM-MERCE 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, instru-ments (including but not limited to all promissory notes), letterof-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.

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-

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 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, 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 inter-

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

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 gdebrosse@carltonfields.com 25-00398P Feb. 28; Mar. 7, 2025

941-906-9386 and select the appropriate County name from the menu option OR E-MAIL:

SECOND INSERTION NOTICE OF ACTION

25-00277P

(formal notice by publication)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000296CPAXWS-

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

PUBLISH YOUR LEGAL NOTICE Call **941-906-9386** and select the appropriate County name from the menu.

or email **Business** legal@businessobserverfl.com

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

SECOND INSERTION

location.

SECTION 6.

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, hardscape 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

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 benefitted 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 appropried at the meeting and/or hearings.

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.

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 2005] attached beyerto as Exhibit A and incorporated beyein by reference: and

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,

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 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

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.

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 benefitted thereby and further designated by the assessment plat

The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including

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

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.

Chair/Vice Chair, Board of Supervisors

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 /s/ Brady Lefere

Secretary/Assistant Secretary

Exhibit A: Master Engineer's Report, dated January 2025 Exhibit B: Master Special Assessment Methodology Report, dated February 5, 2025

PROPOSED CDD BOUNDARY (PHASE 1)

PROPOSED CDD BOUNDARY (PHASE 1)

FUTURE EXPANSION PARCELS (PHASE 2)

 February 28; March 7, 2025
 25-00374P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA00372ICAAXWS
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
UNKNOWN PERSONAL

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

REPRESENTATIVE OF THE

5015 Idlewild Street New Port Richie 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 Richie FL 34653 Michael Schuberth a/k/a Michael B. Schuberth 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 TER-RACE 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

25-00399P

Feb. 28; Mar. 7, 2025

SECOND 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

Manager 28; March 7, 14, 21, 2025 25-00375P SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000359CPAXWS

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 and the personal representative 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.

OF THIS NOTICE ON THEM.

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative: Sheila Bailey 5771 Catskill Rd Holiday, Florida 34690

Holiday, Florida 34690 Attorney for Personal Representative: Michael J. Heath Attorney Florida Bar Number: 0010419

Attorney Florida Bar Number: 0010419 167 108th Ave Treasure Island, FL 33706 Telephone: (727) 360-2771 Fax: (727) 475-5323 E-Mail: mike@attorneymichaelheath.co

mike@attorneymichaelheath.com Secondary E-Mail: Jennifer@attorneymichaelheath.com Feb. 28; Mar. 7, 2025 25-00411P

--- ACTIONS / SALES / ESTATE ---

PASCO COUNTY

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,

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

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

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

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

Personal Representative: WAYNE W. CHURCH, JR - PR

3912 Willow Grove Ln, Concord, NC 28025 Attorney for Personal Representative: New Port Richey, Florida 34652

jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180

Feb. 28; Mar. 7, 2025 25-00397P SECOND 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. 732.2211, Florida Statutes.

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

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

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

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

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

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.

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

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

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 25-00384P Feb. 28; Mar. 7, 2025

SECOND INSERTION

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

DIVISION $CASE\,NO.\,2024CA002046CAAXES$ 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 ZEPH-YRHILLS), THEREOF AS PER PLAT 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. 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 24-214823 - RaO Feb. 28; Mar. 7, 2025 25-00404P

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 and Other Parties Claiming an Interest By,

L. Mickler, deceased, Defendants. TO: Estate of B.L. Mickler a/k/a Bartley L. Mickler

Through, Under or Against the

 $10021~{\rm Lake~Dr.}$

Estate of B.L Mickler a/k/a Bartley

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

THIRD INSERTION

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

Signed on this February 13, 2025. Nikki Alvarez-Sowles

further notice.

Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Brooklyn Horner As Deputy Clerk

25-00313P

SECOND 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

dent 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. NOTWITH-STANDING 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. 732.2211, 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.comFlorida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Feb. 28; Mar. 7, 2025 25-00385P

demands against the estate of the dece-SECOND INSERTION

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

CASE NO.: 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 N/K/A HEIDI FIGUEROA; JOHNSON 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, BALLAN-TRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50. PAGE(S) 49 THROUGH 62, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, 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 Richev, 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 transporta-

Dated this 20th day of February,

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav 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

Feb. 21, 28; Mar. 7, 14, 2025 of Pasco County, Florida,

SECOND INSERTION

Deceased The administration of the estate of MARIE F. CHURCH, deceased, whose

OF THIS NOTICE ON THEM.

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME DATE OF DEATH IS BARRED.

notice is February 28, 2025.

LAW OFFICES OF STEVEN K. JONAS, P.A. 4914 State Road 54

 $(727)\ 846\text{-}6945;\ Fax\ (727)\ 846\text{-}6953$ email: sjonas@gulfcoastlegalcenters.com

THIRD 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 SER-VICES LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE BEMONT AVE TRUST #11955 UTD JULY 27, 2005 COMPA-NY, Universal Registered Agent, 1317 California, Street; Tallahassee, Florida,

TO: JOANNE M. DAVIS, 7633 Greystone Drive, Hudson, Florida,

TO: ANY UNKNOWN SPOUSE OF JOANNE M. DAVIS, 7633 Greystone

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

LAHASSEE, FL, 32399. YOU ARE NOTIFIED that an action to quiet title to the following property located in Pasco County, Florida, and

APALACHEE PARKWAY, A432, TAL-

more particularly described as follows: LOTS 37-39 BLOCK 153, MOON LAKE ESTATES UNIT NINE EXTENSIONS, according to the map or plat there-of, as recorded in Plat Book 4, at Page 104, of the Public Records

10GETHER with that certain 1995, 66 x 16 TOP GUN Mobile Home, serial number

25-00412P

IHFL951250, situate thereupon. has been filed against you and you are required to serve a copy of your written defenses, if any, to CEDRIC P. HAY, ESQ., the Plaintiffs attorney, whose address is Beil & Hay, P.A., 12300 U.S. Highway 19, Hudson, FL 34667, on or before thirty (30) days from the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DUE ON OR

BEFORE 03/24/2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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

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

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

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

25-00352P

By /s/ Haley Joyner

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

SECOND 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, GRANTEES, 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, RAN-TEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WANDA L. CON-NELL, DECEASED 5526 BRADDOCK DR ZEPHYRHILLS, FL 33541

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

THIRD 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 l6th 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 individuai, was

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,

Lot 3: Commence at the Northwest comer of the SE 1/4 of Section 6, Town-

ship 24 South Range 2l East, Pasco County, Florida: thence South 0 degrees

 $17\dot{4}6$ " 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 comer of the

SE 1/4 of Section 6. Township 24 South, Range 21 East, Pasco County,

Florida; thence South 0 degrees 1746" West, along the West line of said SE \mid 14,270.00 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

 $43^{\circ}50^{\circ}$ West, 7.50 feet; thence North 0 degrees 30 $^{\circ}28^{\circ}$ East, 1099.05 feet

to the Point Of Beginning, less the North 25.0 feet thereof. 18250 Howell

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 pay-

ment of costs and the satisfaction of the above-described execution.

Eric T Gordon an individual, in and to the following described property, to wit:

Defendant, being case number 17-CA-4752 in said Court.

LOT 5, BLOCK 1, LAKE BERNA-DETTE - PARCEL II - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 38, PAGES 77 THROUGH 79, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 5526 Braddock Dr, Zeph-

vrhills, FL 33541

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kro-nenberg, 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

son 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

with Disabilities Act, If you are a per-

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

SECOND INSERTION

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

CASE NO. 2024CA002312CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff. vs.

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 LEMBKE; GARDENS OF BEACON SQUARE CONDOMINIUM 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

UNIT C, BUILDING 3026, GAR-

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

RGO DR, NEW PORT RICHEY,

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 informa-

tion 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.com24-229508 - NaP

Feb. 28; Mar. 7, 2025 25-00405P

GENERAL JURISDICTION

DIVISION

DORREEN LEMBKE, et al.

NUMBER forth in said Final Judgment, to wit:

DENS OF BEACON SQUARE CONDOMINIUM NUMBER 3, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION, RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 91, AND ALL AMENDMENTS THERETO, AND ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 82 AND 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETH-ER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 4233 TAMA-

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

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

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

The date of first publication of this notice is 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

SECOND 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. 732.2211, Florida Statutes.

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

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

25-00396F

Feb. 28; Mar. 7, 2025

SECOND 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 F.S. 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

SECOND 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,

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

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

SECOND 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-WS IN RE THE MARRIAGE OF: ALLEN GARCED VARGAS, Petitioner/Husband

ARIADIS OYOLA MENDEZ,

Respondent/Wife. TO: ARIADIS OYOLA MENDEZ (last known address) 1106 139th Ave..

Tampa, FL 33613 $(Whe reabouts\ unknown)$ 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 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

SECOND INSERTION

45.031.

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

CASE NO

Drive, Dade City, FL 33523

Allison L Friedman PA

Aventura, FL 33180

Suite 4-435

20533 Biscayne Boulevard

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

2024CA000453CAAXWS SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTERE 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, BEA-CON 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,

CHRIS NOCCO, as Sheriff

Pasco County, Florida By: /s/ Cpl. David Peltz

Deputy Sheriff

25-00342P

Property Address: 7318 PATIO

34667

IMPORTANT

tion 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 23-172251 - NaP Feb. 28; Mar. 7, 2025 25-00406P

FLORIDA.

ROW, BAYONET POINT, FL

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

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 informa-

SECOND INSERTION

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

Plaintiff, vs. SUSAN SPOONER A/K/A SUSIE SPOONER: UNKNOWN SPOUSE OF SUSAN SPOONER AKA SUSIE SPOONER; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

NOTICE IS HEREBY GIVEN pursu-

PUBLIC RECORDS OF PASCO

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 Richev (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

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $6\mathrm{TH}$ JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

TRUST.

Defendants.

ant 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 AS-SOCIATION, NOT IN ITS INDI-VIDUAL 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 AL-VAREZ-SOWLESS, ESQ., shall sell to the highest and best bidder for cash at Pasco County's On-Line Public Auction 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 THERE-

OF, AS RECORDED IN PLAT

BOOK 5, PAGE 36, OF THE COUNTY, FLORIDA.

WEISMAN & GORDON, LLP

04-095034-F00 Feb. 28; Mar. 7, 2025 25-00364P

--- ACTIONS / SALES / ESTATE ---

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.: 2024CA002529CAAXES

DIVISION: J1 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, 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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

SECOND 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 CONDO-MINIUM 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.

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,

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA003314CAAXWS FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR EREDDIE

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 34653Unknown Spouse of June Rose Demske 6400 Montana Avenue New Port Richey FL 34653Unknown Party in Possession 1 6400 Montana Avenue New Port Richey FL 34653

Unknown Party in Possession 2

6400 Montana Avenue

New Port Richey FL 34653YOU 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 $\ensuremath{\mathsf{OR}}$ 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

SECOND 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 PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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

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

NOTICE.

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

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

The 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

Personal Representative:

SECOND INSERTION

25-00394P

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 MORTGAGE CORPORATION 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

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: Service Mail@aldridgepite.com1221-4741B Feb. 28; Mar. 7, 2025 25-00407P

SECOND INSERTION

NOTICE TO CREDITORS

OF THIS NOTICE ON THEM.

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

BARRED.

section 732.2211, Florida Statutes.

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

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 25-00382P Feb. 28; Mar. 7, 2025

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 SEC-TION 11-G, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 9, PAGE 99, OF THE PUBLIC RE-CORDS 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 von. 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 Richev, 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

Dated this 25th day of February, ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

local public transportation providers

for information regarding transporta-

SECOND 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, GRANTEES, 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, BEN-EFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANNA GARCIA, DECEASED; SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 and UN-KNOWN 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 RECORD-ED 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@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff Feb. 28; Mar. 7, 2025 25-00369P

SECOND INSERTION

KNOWN

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 $\mathbf{KURZ}\,\mathbf{A}/\mathbf{K}/\!\mathbf{A}\,\mathbf{SHAWN}\,\mathbf{MARIE}$ 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 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: THE UNKNOWN TENANT IN POSSESSION,

Defendant(s). TO: SHAWN M. ROETSCHKE LUL-OFFA/KIA 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: UN-KNOWN TO: SHAWN M. ROETSCHKE LUL-OFF 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: UN-

KNOWN 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 NI-KIA SHAWN M. ROETSCHKE LAST KNOWN ADDRESS: 33831 RAPTOR ROAD, DADE CITY, FL 33523CURRENT ADDRESS: UNKNOWN

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

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 EASE-MENT 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 Richev, 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