

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on April 1, 2025, at 6:30 p.m. at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
 March 21, 2025 25-00525P

FIRST INSERTION

NOTICE OF RULEMAKING BY THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Union Park East Community Development District (the "District") on April 23, 2025, at 6:30 p.m., at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543. Prior notice of rule development was published in a newspaper of general circulation on March 25, 2025.

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Union Park East Community Development District (the "District") hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates").

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended. The proposed Amenity Rates include:

Type	Rate
Annual Non-Resident User Fee	\$1,600.00-\$4,000.00
Replacement Access Card	\$25.00-\$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Reimbursement Fee	Up to \$1,000.00
Amenity Rental Deposit	\$300.00

The proposed Amenity Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. A copy of the proposed Amenity Rates may be obtained by contacting the District Manager's Office, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663.

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 to the District Manager's Office.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Patricia Thibault, District Manager
 Union Park East Community Development District
 March 21, 2025 25-00527P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the KD52 Community Development District No. 1 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, 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 assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, onsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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.

District Manager
 March 21, 28; April 4, 11, 2025 25-00555P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Union Park East Community Development District (the "District") hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates").

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended.

A copy of the proposed Amenity Rates may be obtained by contacting the District Manager's Office, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663.

Patricia Thibault, District Manager
 Union Park East Community Development District
 March 21, 2025 25-00526PW

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	April 10, 2025
TIME:	11:00 a.m.
LOCATION:	Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
 March 21, 28, 2025 25-00528P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE KENTON COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Kenton 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 will 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 is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2023).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

District Manager
 Kenton Community Development District
 March 21, 2025 25-00530P

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Hope Innovation District ("District") will hold a regular meeting of the Board of Supervisors and an Audit Committee meeting on Tuesday, April 1, 2025, at 1:00 p.m. at Speros Visioning Center, 16828 Visioning Center Road, Land O'Lakes, FL 34638. The Audit Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular Board meeting will take place prior to the Audit Committee meeting where the Board may consider any business that may properly come before it. A copy of the agendas may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5935 ("District Manager's Office") during normal business hours.

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

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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 Manager's Office.

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

Lynne Mullins
 District Manager
 March 21, 2025 25-00529P

FIRST INSERTION

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Epperson Ranch II Community Development District shall be held at 6:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive Wesley Chapel, Florida 33545. The meeting dates are as follows:

- April 3, 2025
- May 1, 2025
- June 5, 2025
- July 3, 2025
- August 7, 2025
- September 4, 2025

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, Phone: (813) 565-4663 or via emailing larry@breezehome.com. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Larry Krause
 District Manager
 March 21, 2025 25-00544P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
 Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on April 1, 2025, at 9:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
 March 21, 2025 25-00532P

FIRST INSERTION

NOTICE THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1499-25

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 7.09.16 OF THE LAND DEVELOPMENT CODE - MINI-WAREHOUSING AND STORAGE UNITS REQUIREMENTS AND AMENDING TABLE 2.02.01 (ALLOWABLE USES IN ZONING DISTRICTS); PROVIDING FOR REPEALER, SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE.

The public hearing will be held on March 31, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
 March 21, 2025 25-00545P

FIRST INSERTION

NOTICE THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

RESOLUTION. 848-25

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION.

The public hearing will be held on March 31, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the resolution is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
 March 21, 2025 25-00546P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., 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 the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Pasco County, Florida. The lands to be improved are generally located on the northwest corner of State Road 52 and I-75, and are geographically depicted below and in the Master Engineer's Report, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("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 are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$87,560,402.07.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated March 4, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

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 assess and collect sufficient revenues to retire no more than \$120,012,973.38 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessments Apportionment for KD52 CDD No. 1 - Master Costs & District No. 1 Costs

Table with 5 columns: Land Use, Number of Dwelling Units/Square Feet, Total Bond Assessments Apportionment, Bond Assessments Apportionment per Dwelling Unit/1,000 Square Feet, Annual Debt Service per Dwelling Unit/1,000 Square Feet. Rows include Residential (TH, MF, SFD 40', SFD 50', Total Residential), Non-Residential (Commercial/Retail, Total Non-Residential), and Total All Land Uses.

* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

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 improvements. These annual assessments will be collected on the Pasco County tax roll by the 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 on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., 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 special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such 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 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 office.

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 RESOLUTION NO. 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the KD52 Community Development District No.1 (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 Engineer's Report, dated January 2025, attached hereto as Exhibit A and incorporated herein by reference; and

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

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 4, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 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 KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

- 1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$87,560,402.07 (the "Estimated Cost").
4. The Assessments will defray approximately \$120,012,973.38, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. 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 hereinafter provided for.
7. 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.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty 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.
9. 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.
10. 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.
11. 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 and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

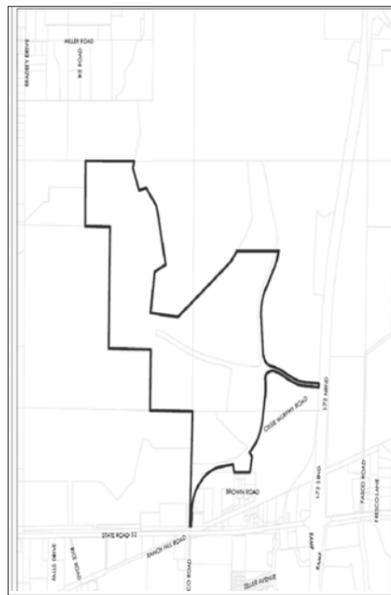
PASSED AND ADOPTED this 4th day of March, 2025.

Attest: KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

/s/ Cindy Cerbone Secretary/Assistant Secretary

/s/ Lane Gardner Chair /Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated January 2025
Exhibit B: Master Special Assessment Methodology Report, dated March 4, 2025



March 21, 28, 2025

25-00533P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the KD52 Community Development District No. 2 ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on April 15, 2025 at 1:00 p.m. at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, 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 assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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. District Manager

March 21, 28; April 4, 11, 2025

25-00556P

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Northridge Community Development District

Notice is hereby given to the public and all landowners within the Northridge Community Development District (the "District"), comprised of approximately 153.24 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: April 14, 2025
Time: 11:00 a.m.
Place: Springhill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at brian.lamb@inframark.com or by phone at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

March 21, 28, 2025

25-00531P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Premier FC located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. Novica Maric CEO

March 21, 2025 25-00537P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NXT Level Training located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. Novica Maric CEO

March 21, 2025 25-00538P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BT Painting located at 5428 VILLA DESTA CT in the City of WESLEY CHAPEL, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of March, 2025. Blake Tollefson

March 21, 2025 25-00536P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Judith Elissa Anderson will on April 14, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1981 HONE Travel TR, VIN 8130092, TITLE 19498676 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, March 21, 28, 2025 25-00548P



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2
NOTICE OF REGULAR MEETING OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2

The Board of Supervisors ("Board") of the KD52 Community Development District No. 2 ("District") will hold public hearings on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., 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 the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within unincorporated Pasco County, Florida. The lands to be improved are generally located on the northwest corner of State Road 52 and I-75, and are geographically depicted below and in the Master Engineer's Report, dated January 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410 ("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 are currently expected to include, but are not limited to, roadways, water and sewer utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$28,054,257.93.

The District intends to impose assessments on benefited lands in the manner set forth in the District's Master Special Assessment Methodology Report, dated March 4, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

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 assess and collect sufficient revenues to retire no more than \$38,452,026.62 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessments Apportionment for KD52 CDD No. 2 - Master Costs

Land Use	Number of Dwelling Units/Square Feet	Total Bond Assessments Apportionment	Bond Assessments Apportionment	Annual Debt Service per Dwelling
			per Dwelling Unit/1,000 Square Feet	Unit/1,000 Square Feet*
Residential				
TH	24	\$911,605.50	\$37,983.56	\$3,589.34
MF	0	\$0.00	0	\$0.00
Total Residential	24	\$911,605.50		
Non-Residential				
Commercial/Retail	284,000	\$13,484,164.75	\$47,479.45	\$4,486.68
Light Industrial	1,900,000	\$24,056,256.36	\$12,661.19	\$1,196.45
Total Non-Residential	2,184,000	\$37,540,421.11		
Total All Land Uses		\$38,452,026.62		

* Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

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 improvements. These annual assessments will be collected on the Pasco County tax roll by the 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 on April 15, 2025 at 1:00 P.M., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., 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 special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such 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 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 office.

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2
RESOLUTION NO. 2025-31

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

WHEREAS, the Board of Supervisors (the "Board") of the KD52 Community Development District No. 1 (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 Engineer's Report, dated January 2025, attached hereto as Exhibit A and incorporated herein by reference; and

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

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 4, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at 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 KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$28,054,257.93 (the "Estimated Cost").
4. The Assessments will defray approximately \$38,452,026.62, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
6. 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 hereinafter provided for.
7. 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.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty 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.
9. 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.
10. 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.
11. 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 and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

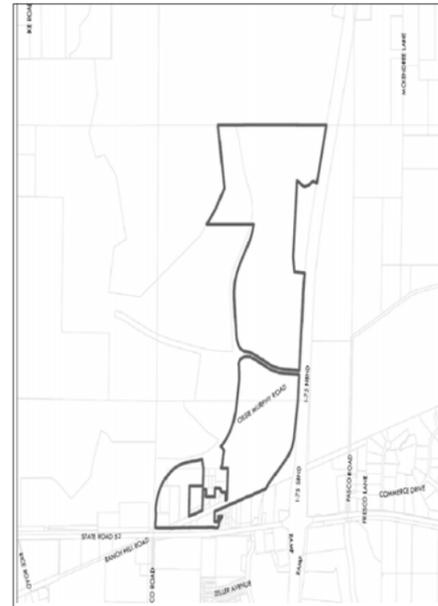
Attest: **KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**

/s/ Cindy Cerbone
 Secretary/Assistant Secretary

/s/ Lane Gardner
 Chair /Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated January 2025

Exhibit B: Master Special Assessment Methodology Report, dated March 4, 2025



March 21, 28, 2025

25-00534P

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sunburst Shutters located at 30435 Commerce Dr in the City of San Antonio, Pasco County, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of March, 2025. BnC Shutters LLC March 21, 2025 25-00543P

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Parks Institute located at 33082 Major Oak Drive in the City of Wesley Chapel, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of March, 2025. John Parks March 21, 2025 25-00539P

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aviata 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 Department of State, Tallahassee, Florida. Dated this 13th day of March, 2025. Voorhees Road Opco LLC March 21, 2025 25-00540P

FIRST INSERTION
NOTICE OF PUBLIC SALE
 USA Auto Repair Shop, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle(s) on 4-22-2025 at 8:30am at 36120 Sunshine Rd, Zephyrhills, FL 33541, Phone: 813-255-4959. Please call to make payment of \$4,002.60 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids. 2011 TOYT VIN# 4T4BF3EK5BR124491 March 21, 2025 25-00547P

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Elite 50 Camps located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of March, 2025. Premier Soccer Programs, LLC Novica Maric March 21, 2025 25-00542P

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ballers Soccer League located at 11514 Pyramid Drive in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of March, 2025. Premier Soccer Programs, LLC Novica Maric March 21, 2025 25-00541P

FIRST INSERTION
NOTICE TO CREDITORS
RE: FRANK A. BLADT, Deceased
 TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
 The above-named Decedent, established a Living Trust, entitled FRANK A. & OLIVE I. BLADT LIVING TRUST Dated JULY 9, 2002.3
 The name(s) and address(es) of the Trustee(s) is/are set forth below.
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:
 All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
 The date of the first publication of this Notice is March 21, 2025.
CARYN F. KELLY, Trustee
 56 West Sunset Avenue.,
 Salt Lake City, UT 84115
 801-448-9726
 March 21, 28, 2025 25-00522P

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A
Who benefits from legal notices?
 You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
 When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
 Deadline Wednesday at noon
 Friday Publication

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors ("Board") of the New Port Corners Community Development District ("District") will hold a regular meeting and public hearing on Tuesday, April 15, 2025, at 9:30 a.m., at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Special Assessment Allocation Report dated March 11, 2025. The proposed bonds will fund the public improvements described in the Master Engineer's Report dated January 22, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$80,000,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)								
PRODUCT	UNITS	EAU	TOTAL EAU'S	% OF EAU'S	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT INSTLMT. (3)
Alley Townhomes 25'	16	0.50	8.00	1.28%	\$1,025,115	\$64,070	\$92,338	\$5,771
Single Family 32'	13	0.64	8.32	1.33%	\$1,066,120	\$82,009	\$96,032	\$7,387
Single Family 40'	139	0.80	111.20	17.81%	\$14,249,103	\$102,512	\$1,283,499	\$9,234
Single Family 50'	43	1.00	43.00	6.89%	\$5,509,995	\$128,139	\$496,317	\$11,542
Villa (Active Adult)	112	0.55	61.60	9.87%	\$7,893,388	\$70,477	\$711,003	\$6,348
Single Family 50' (Active Adult)	241	1.00	241.00	38.60%	\$30,881,599	\$128,139	\$2,781,684	\$11,542
Single Family 60' (Active Adult)	126	1.20	151.20	24.22%	\$19,374,680	\$153,767	\$1,745,189	\$13,851
TOTAL	690		624.32	100.00%	\$80,000,000		\$7,206,063	

(1) Represents maximum assessments based on allocation of the CIP costs. Actual imposed amounts expected to be lower.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.

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

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

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

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Debby Bayne-Wallace, District Manager

RESOLUTION NO. 2025-29

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

WHEREAS, the Board of Supervisors (the "Board") of the New Port Corners Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Engineer's Report dated January 22, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Office"); and

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

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

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report dated March 11, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$61,168,958.40 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$80,000,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 11, 2025.

Attest:

New Port Corners Community Development District

/s/ Debby Wallace
Assistant Secretary

/s/ Kelly Evans
Title: Chair of the Board of Supervisors



March 21, 28, 2025

25-00535P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-448
IN RE: ESTATE OF
DONALD C. LAPIERE AKA
DONALD CHARLES LAPIERE
Deceased.

The administration of the estate of DONALD C. LAPIERE AKA DONALD CHARLES LAPIERE, deceased, whose date of death was August 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

SUSAN K. LAPIERE

12631 Oak Tree Dr.

Hudson, Florida 34667

Attorney for Personal Representative:

/S/CHRISTINA KANE

CHRISTINA KANE, Attorney

Florida Bar Number: 97970

LYONS LAW GROUP PA

8362 Forest Oaks Blvd.

Spring Hill, FL 34606

Telephone: (352) 515-0101

Fax: (352) 616-0055

E-Mail: ckane@lyonslawgroup.com

Secondary E-Mail:

cynidi@lyonslawgroup.com

March 21, 28, 2025 25-00521P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-448
IN RE: ESTATE OF
HARRIET SUE ROCKLEIN
A/K/A HARRIET P. ROCKLEIN
Deceased.

The administration of the estate of HARRIET SUE ROCKLEIN, A/K/A HARRIET P. ROCKLEIN, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Pasco County, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

THE PERSONAL REPRESENTATIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732.216-732.228 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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

Personal Representative:

Roberta L. Rocklein

(Mar 14, 2025 15:25 EDT)

ROBERTA ROCKLEIN

9735 Oakwood Hills Ct.

New Port Richey, FL 34677

Attorney for Personal Representative:

Paul Knudsen, Esq.

KNUDSEN LAW, PA

paul@klawtb.com

Florida Bar No. 91770

10863 Park Blvd., Suite 5

Seminole, FL 33772

727-398-3600

March 21, 28, 2025 25-00519P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025-CP-000466-WS
In Re The Estate Of:
DORIS GWENDOLYN BRATCHER,
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 DORIS GWENDOLYN BRATCHER, deceased, File Number 2025-CP-000466-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was October 22, 2024, that the total value of the estate is \$100.00 and that the names and address of those to whom it has been assigned by such order are:

Name	Address
JEFFREY LYNN BRATCHER,	8333 Monaco DR.,
	Port Richey, FL 34668
KARIN VIERECK	5904 S. Shadow Ridge Ave,
	Sioux Falls, SD 57108
KELLY POSS DOC#57029	South Dakota Women's Prison c/o
	500 E. Capital Ave, Pierre, SD 57501

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims

or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is March 21, 2025.

Personal Giving Notice:

JEFFREY LYNN BRATCHER
LAW OFFICES OF
STEVEN K. JONAS, P.A.
Attorney for Petitioner
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email: sjonas@gulcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
March 21, 28, 2025 25-00518P

**SAVE
TIME**



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.:
512025CP000146CPAXWS
IN RE: ESTATE OF
JAMES EDWARD CONNOLLY
Deceased.

The administration of the Estate of James Edward Connolly, deceased, whose date of death was December 31, 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 33523-3805. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

Donna Connolly
16022 Glen Haven Drive
Tampa, Florida 33618
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
March 21, 28, 2025 25-00553P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 25-CP-000197
IN RE: ESTATE OF
ANITA J. TAYLOR,
Deceased.

The administration of the estate of ANITA J. TAYLOR, deceased, whose date of death was December 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Attn: Probate Department, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

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

REBECCA J. TAYLOR

Personal Representative:
17903 Lake Carlton Drive, Apt. D,
Lutz, Florida 33558
Lexy M. Bublely, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bublelylaw.com
March 21, 28, 2025 25-00550P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000393
IN RE: ESTATE OF
MICHAEL VAN WESTERING
Deceased.

The administration of the estate of MICHAEL VAN WESTERING, 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 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

AMY VAN WESTERING
170 Citrus Tree Lane
Longwood, Florida 32750
Attorney for Personal Representative:
JALEH PIRAN-VESSEH, ESQ.
Florida Bar Number: 92966
5802 State Road 54
New Port Richey, FL 34652
Telephone: (727) 853-1200
Fax: (727) 376-3146
E-Mail: jaleh@pascoelderlaw.com
Secondary E-Mail:
paralegal@pascoelderlaw.com
March 21, 28, 2025 25-00524P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025CP000134
IN RE: The Estate Of
LARRY G. WOOSNAM,
Deceased.

The administration of the Estate of Larry G. Woosnam, deceased, whose date of death was September 24, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit, Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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. 732.221, Florida Statutes.

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

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

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

Personal Representative:

Cynthia Nelson
3825 Park Ridge Dr.
Evansville, IN 47715
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2696
Zephyrhills, Florida 33539
Phone: (813) 220-3245
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
March 21, 28, 2025 25-00516P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number:
2025CP000030CPAXES
IN RE: ESTATE OF
BARBARA J.L. BOGGS,
Deceased.

The administration of the Estate of BARBARA J.L. BOGGS, deceased, whose date of death was AUGUST 8, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

The date of first publication of this Notice is March 21, 2025.

Personal Representative:

LETA DEAN
253 N JEFFERSON ST
BATAVIA, ILLINOIS, 60510
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
March 21, 28, 2025 25-00515P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000614
IN RE: ESTATE OF
JOHN MARK EDWARDS
Deceased.

The administration of the estate of JOHN MARK EDWARDS deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 401 N. Jefferson St, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE PERSONAL REPRESENTATIVE HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732.216-732.228 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.

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

Personal Representative:

MARINA EDWARDS
8101 Interbay Blvd., Apt. G
Tampa, FL 33616
Attorney for Personal Representative:
Paul Knudsen, Esq.
KNUDSEN LAW, PA
paulgklaw@b.com
Florida Bar No. 91770
10863 Park Blvd., Suite 5
Seminole, FL 33772
Tel: (727) 398-3600
March 21, 28, 2025 25-00520P

FIRST INSERTION

NOTICE TO CREDITORS

(Testate)
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025CP000285CPAXES
IN RE: ESTATE OF
JEFFREY TERRELL SPENCE (aka:
JEFF TERRELL SPENCE),
Deceased.

The administration of the Estate of Jeffrey Terrell Spence, deceased, whose date of death was January 9, 2025; Case Number 2025CP000285CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 334656-0338. The date of the Will is June 7, 2018. The name and address of the Personal Representative are Jason Spence, 32615 N North Valley Pkwy #231, Phoenix, AZ 85085, and the name and address of the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

and persons having claims or demands against the Decedent's Estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS 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.

The personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

The date of the first publication of this Notice is March 21, 2025.
CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
March 21, 28, 2025 25-00551P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-387
IN RE: ESTATE OF
DOUGLAS G. NASH AKA
DOUGLAS GENE NASH
Deceased.

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

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

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

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

CAROL S. NASH
2337 Staghorn Dr.
Holiday, Florida 34690
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
March 21, 28, 2025 25-00554P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000175
Division Probate
IN RE: ESTATE OF
MARY ELLEN ADAMS
Deceased.

The administration of the estate of Mary Ellen Adams, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, Florida 33523

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

Laura L. Pugliese
5105 Wandering Way
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
Kimberly K. Muentner
Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmueunter@gmail.com
March 21, 28, 2025 25-00523P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000235
IN RE: ESTATE OF
JORDAN ANDREW VALLEE,
Deceased.

The administration of the estate of JORDAN ANDREW VALLEE, deceased, whose date of death was November 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

BARRED.

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

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

KURT VALLEE

Personal Representative
5311 Carol Drive
Wesley Chapel, FL 33543
Robert D. Hines, Esq.

Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
March 21, 28, 2025 25-00557P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2024CA002040CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
TIMOTHY MCCORMICK A/K/A TIMOTHY JOSEPH MCCORMICK; HEATHER MCCORMICK A/K/A HEATHER MARIE MCCORMICK; UNKNOWN SPOUSE OF TIMOTHY MCCORMICK A/K/A TIMOTHY JOSEPH MCCORMICK; UNKNOWN SPOUSE OF HEATHER MCCORMICK A/K/A HEATHER MARIE MCCORMICK; LAKESIDE COMMUNITY ASSOCIATION, INC.; SUNNOVA SLA MANAGEMENT, LLC; 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):
HEATHER MCCORMICK A/K/A HEATHER MARIE MCCORMICK
13312 SEA BRIDGE DR
HUDSON, FL 34669
UNKNOWN SPOUSE OF HEATHER MCCORMICK A/K/A HEATHER MARIE MCCORMICK
13312 SEA BRIDGE DR
HUDSON, FL 34669
TIMOTHY MCCORMICK A/K/A TIMOTHY JOSEPH MCCORMICK
13312 SEA BRIDGE DR
HUDSON, FL 34669
UNKNOWN SPOUSE OF TIMOTHY MCCORMICK A/K/A HEATHER MARIE MCCORMICK
13312 SEA BRIDGE DR
HUDSON, FL 34669
YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:
LOT 457, LAKESIDE PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 139-144, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 13312 Sea Bridge Dr, Hudson, FL 34669
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before APRIL 21ST, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this March 17, 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
March 21, 28, 2025 25-00511P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA004102CAAXES
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
ROBERT DEMAREE III A/K/A ROBERT WILLIAM DEMAREE III; EDIE LOUISE DEMAREE A/K/A EDIE LOUISE AHRMAN
DEMAREE; et al.,
Defendant(s).
TO: Robert Demaree III A/K/A Robert William Demaree III
Last Known Residence: 7807 Grasmere Drive Land O Lakes, FL 34637
TO: Edie Louise Demaree A/K/A Edie Louise Ahrman Demaree
Last Known Residence: 7807 Grasmere Drive Land O Lakes, FL 34637
TO: Unknown Tenant #1
Last Known Residence: 7807 Grasmere Drive Land O Lakes, FL 34637
TO: Unknown Tenant #2
Last Known Residence: 7807 Grasmere Drive Land O Lakes, FL 34637
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:

LOT 8, BLOCK H, WILDERNESS LAKE PRESERVE - PHASE III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 102 THROUGH 112, 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, to it on ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before April 21st, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on March 17th, 2025.
As Clerk of the Court
By: Haley Joyner
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1184-1506B
Ref# 10866
March 21, 28, 2025 25-00549P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.
2024-CA-002299-CAAXWS
CUSTOMERS BANK,
Plaintiff, v.
R.S. SUPPLY TSY LLC; et al.;
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and Judgment for Money Damages and Other Relief entered on March 11th, 2025, in Case No. 2024-CA-002299-CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein, CUSTOMERS BANK is the Plaintiff and the Defendants are: R.S. SUPPLY TSY LLC; SLIBERTY4 LLC; BROTHERS FREIGHT MANAGEMENT, LLC; TSY HOLDINGS INC; TSYUPA HOLDINGS, LLC; TST LOGISTICS, INC.; SLIBERTY3 LLC; IGOR TSYUPA a/k/a IGOR J. TSYUPA a/k/a IGOR JOHN TSYUPA a/k/a JOHN TSYUPA; VICTORIA TSYUPA; and ROOF RX LLC; the Clerk of the Court of Pasco County, Florida, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest bidder for cash in accordance with Section 45.031, Florida Statutes, at www.pasco.realforeclose.com, on May 13, 2025, at 11:00 A.M., the following described real property and the personal property located thereat as set forth in said Final Judgment of Foreclosure and Judgment for Money Damages and Other Relief, to wit:
Parcel 4-A

A portion of the North 1/2 of the Southeast 1/4 of Section 16, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:
Commence at the Southeast corner of the Northeast 1/4 of said Section 16; thence run along the East line of said Section 16, North 00°14'20" East, a distance of 137.06 feet; thence run due West, a distance of 372.24 feet, to a point on the West right-of-way line of State Road No. 55, Section 14030 (U.S. Highway No. 19) as it is now established, said point also being on the South boundary of that 60.00 foot road easement known as Jasmine Boulevard West; thence North 73°21'49" West, a distance of 600.00 feet; thence run South 20°00'54" West, a distance of 599.71 feet for a POINT OF BEGINNING; thence South 73°21'49" East, a distance of 206.94 feet; thence South 25°56'57" West, a distance of 353.96 feet to the Northerly boundary of the existing 50.00 foot wide Department of Transportation drainage right-of-way; thence along said Northerly boundary, North 27°31'07" West, a distance of 230.43 feet; thence North 20°00'54" East, a distance of 184.29 feet to the point of beginning.

Parcel 4-B
A portion of the North 1/2 of the Southeast 1/4 of Section 16, Township 25 South, Range 16 East, Pas-

co County, Florida, being further described as follows:
Commence at the Southeast corner of the Northeast 1/4 of said Section 16; thence run along the East line of said Section 16, North 00°14'20" East, a distance of 137.06 feet; thence run due West, a distance of 372.24 feet to a point on the West right-of-way line of State Road No. 55, Section 14030 (U.S. Highway No. 19) as it is now established, said point also being on the South boundary of that 60.00 foot wide road easement known as Jasmine Boulevard West; thence North 73°21'49" West, a distance of 600.00 feet; thence run South 20°00'54" West, a distance of 514.71 feet for a POINT OF BEGINNING; thence continue South 20°00'54" West, a distance of 269.29 feet to the Northerly boundary of the existing 50.00 foot wide Department of Transportation drainage ditch right-of-way; thence along said Northerly boundary, North 27°31'07" West, a distance of 97.00 feet; thence North 60°35'07" West, a distance of 113.92 feet; thence North 26°05'18" East, a distance of 186.24 feet; thence South 69°59'06" East, a distance of 164.24 feet to the point of beginning.
Together with an easement for ingress and egress as contained in the Warranty Deed recorded in O.R. Book 469, Page 51, Public Records of Pasco County, Florida.
Street Address: 10416 and 10423

Sparge Street, Port Richey, FL 34668
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

ADA NOTICE
If you are a person with a disability who needs any accommodation 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 fewer than 7 days. If you are hearing or voice impaired, call 711.
Dated: March 19, 2025
By: /s/Howard S. Toland
Howard S. Toland, Esq.
FL Bar No. 377546
htoland@mitrani.com
MITRANI, RYNOR, ADAMSKY & TOLAND, P.A.
301 Arthur Godfrey Road, Penthouse
Miami Beach, FL 33140
(305) 358-0050 / (305) 358-0550
March 21, 28, 2025 25-00558P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2022-CA-002751 WS
WELLS FARGO BANK, N.A.,
Plaintiff, vs.
JOEL KATZ, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 12, 2025, and entered in Case No. 2022CA002751 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Joel Katz, Anthony Marsh (Jr. and Sr.), Anne Katz, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the April 24, 2025 the following described property as set forth in said Final Judgment of Foreclosure:
LOT 118, HIDDEN LAKES ESTATES, UNIT THREE, UNRECORDED PLAT, BEING A PORTION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SAID SECTION 30; THENCE RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 30, S 0 DEGREES 10' 02" WEST, A DISTANCE OF 2605.54 FEET; THENCE N 76 DEGREES 26' 50" WEST, A DISTANCE OF 310.48 FEET; THENCE S 40 DEGREES 31' 53" WEST, A DISTANCE OF 721.19 FEET FOR A POINT OF BEGINNING; THENCE S 21 DEGREES 42' 01" EAST, A DISTANCE OF 450.00 FEET; THENCE A DISTANCE OF 251.33 FEET ALONG THE

ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND CHORD OF 248.07 FEET WHICH BEARS S 84 DEGREES 17' 59" WEST; THENCE N 10 DEGREES 17' 59" EAST, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.
A/K/A 10835 LUSCOMBE CT 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 before the Clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654
Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 14 day of March, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Lauren Heggstad
Florida Bar #85039
Lauren Heggstad, Esq.
NN - 22-009031
March 21, 28, 2025 25-00507P

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. 2018CA001233CAAXES
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11, Plaintiff, vs.
Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA001233CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11 is the Plaintiff and Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen; Unknown Spouse of Theresa D. Slovak a/k/a Theresa Allen Slovak a/k/a Theresa Slovak f/k/a Theresa D. Allen a/k/a Theresa Darlene Allen 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 16th day of April, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 674, NORTH GROVE ADDITION TO LAKE PADGETT ESTATES - COMMENCE 2177.92 FEET SOUTH AND 2224.18 FEET EAST OF THE NW CORNER OF SECTION 19, TOWNSHIP 26 SOUTH RANGE 19 EAST, THENCE

SOUTH 88 DEGREES 36'11" WEST 93.07 FEET, THENCE SOUTH 1 DEGREE 31'18" WEST 143.76 FEET, THENCE SOUTH 89 DEGREES 00'35" EAST 93 FEET, THENCE NORTH 1 DEGREE 30'13" EAST 147.64 FEET TO THE POINT OF BEGINNING, KNOWN AS LOT 674 NORTH GROVE ADDITION TO LAKE PADGETT ESTATES, PASCO COUNTY, FLORIDA.
TAX ID:
19-26-19-0270-00000-6740
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 14th 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.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 17-F02653
March 21, 28, 2025 25-00508P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024-CA-002020
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
JOSHUA GROSS, et al.,
Defendants.
NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on April 29, 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:
Lot 51, Park Hill Subdivision - Unit One, according to the map or plat thereof as recorded in Plat Book 14, Page 70, Public Records of Pasco County, Florida.
Property Address: 6030 17th Street, Zephyrhills, FL 33542
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 unclaimed.
If the sale is set aside for any reason,

the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the 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 13th day of March, 2025.
TIFFANY & BOSCO, P.A.
/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
March 21, 28, 2025 25-00513P

--- ACTIONS / SALES ---

FIRST INSERTION

ORDER TO SHOW CAUSE FOR ENTRY OF FINAL JUDGMENT OF MORTGAGE FORECLOSURE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2025-CA-000082-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE OLIVERA; Defendants.

On the day and time of your hearing call 352-309-8039. You will hear music, stay on the line until your case is called. Our hearing line will accommodate up to 10 separate callers.

This cause of action having come from the court upon Plaintiff's, U.S. BANK NATIONAL ASSOCIATION, Motion for Order to Show Cause for entry of Final Judgment of Mortgage Foreclosure pursuant to

§702.10 Florida Statutes and the court having reviewed the Motion and the Verified Complaint, and being otherwise fully advised in the premises, it is therefore

ORDERED AND ADJUDGED:that

1. Defendants, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE OLIVERA; DISCOVER BANK; FLORIDA HOUSING FINANCE CORPORATION; PASCO COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; JULIA P. CAVALIER A/K/A JULIA P. OLIVERA; JORGE MAGNUSSEN OLIVERA; UNKNOWN TENANT, shall appear at a hearing on foreclosure is set for: May 29, 2025 at 1:30 p.m. reserved for 15 minutes, before the Honorable Kemba Lewis, Circuit Judge via TELEPHONIC HEARING at HEARING LINE NUMBER: (352)309-8039 to show cause why the attached Final Judgment of Mortgage Foreclosure should not be entered in this cause against the Defendants. This hearing shall be referred to in this Order as the "Show Cause Hearing."

2. This order shall be served on the defendants in accordance with the Florida Rules of Civil Procedure and

§702.10(1)(a)(9), to wit:

a. If the Defendants have been served with the Verified Complaint and original process has already been effectuated, service of this Order may be made in the manner provided in the Florida Rules of Civil Procedure.

b. If the Defendants have not been served with the Verified Complaint and original process, the Order to Show Cause, together with the Summons and a copy of the Verified Complaint, shall be served on the Defendants in the same manner as provided by the law for original process.

3. The filing of defenses by a motion, a responsive pleading, an affidavit, or other papers before the hearing to show cause that raise a genuine issue of material fact which would preclude the entry of summary judgment or otherwise constitute a legal defense to foreclosure shall constitute cause for the court not

to enter final judgment.

4. Defendants have the right to file affidavits or other papers at the time of the Show Cause Hearing and may appear personally or by attorney at the Show Cause Hearing.

5. If Defendants file motions, the Show Cause Hearing time may be used to consider said motions.

6. Defendants failure to appear at the hearing or to file defenses by motion or by a verified or sworn answer may be deemed a waiver of the right to a hearing and in such a case, the Court may enter a final judgment of foreclosure ordering the Clerk of the Court to conduct a foreclosure sale.

7. If the mortgage provided for reasonable attorney fees and the requested fee does not exceed 3% of the principal amount owed at the time the Complaint is filed, the Court does not need to hold a hearing or adjudge the requested fee to be reasonable.

8. A copy of the proposed final judgment is attached and will be entered by the Court if defendants waive the right to be heard at the hearing.

9. Any final judgment of foreclosure entered pursuant to Section 702.10(1) Fla. Stat. shall be only for in rem relief; however, entry of such final judgment of foreclosure shall not preclude entry of an in personam money damages judgment or deficiency judgment where otherwise allowed by law.

DONE AND ORDERED at PASCO County, Florida this 12TH day of March, 2025.

Electronically Conformed 3/12/2025
 Kemba Lewis
 CIRCUIT JUDGE

*Plaintiff to serve a copy of this order on all Defendants

PROPOSED UNIFORM FINAL JUDGMENT OF FORECLOSURE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
UCN:

51-2025-CA-000082-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff(s) vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE OLIVERA; DISCOVER BANK; FLORIDA HOUSING FINANCE CORPORATION; PASCO COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DEPARTMENT OF REVENUE; JULIA P. CAVALIER A/K/A JULIA P. OLIVERA; JORGE MAGNUSSEN OLIVERA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

THIS ACTION was tried before the Court. On the evidence presented IT IS ADJUDGED that:

1. Plaintiff has submitted a Certificate of Compliance with Foreclosure Procedures in compliance with Administrative Order 2015-043 or any subsequent Administrative Order.

2. VALUE OF CLAIM: At the initiation of this action, in accordance with section 28.241(1)(a)2.b., Florida Statutes, Plaintiff estimated the amount in controversy of the claim to be \$145,244.27. In accordance with section 28.241(1)(a)2.c., Florida Statutes, the Court identifies the actual value of

the claim to be \$158,660.15, as set forth below. For any difference between the estimated amount in controversy and the actual value of the claim that requires the filing fee to be adjusted, the Clerk shall adjust the filing fee. In determining whether the filing fee needs to be adjusted, the following graduated filing fee scale in section 28.241(1)(a)2.d., Florida Statutes, controls:

\$400 Value of claim less than or equal to \$50,000 with 5 defendants or less
 \$905 Value of claim greater than \$50,000 but less than \$250,000 with 5 defendants or less
 \$1,905 Value of claim \$250,000 or greater with 5 defendants or less

If an excess filing fee was paid, the Clerk shall provide a refund of the excess fee. If an additional filing fee is owed, the Plaintiff shall pay the additional fee at least 24 hours prior to the judicial sale. If any additional filing fee owed is not paid prior to the judicial sale, the Clerk shall cancel the judicial sale without further order of the Court.

3. The following amounts are due and owed to the Plaintiff, U.S. BANK NATIONAL ASSOCIATION 2800 Tamarack Road Owensboro, KY 42301:

Principal due on the note secured by the mortgage foreclosed:
 \$145,244.27
 Interest on the note and mortgage \$5,817.49
 Corporate Advance Balance: \$2,370.00
 Escrow: \$5,091.15
 Late Charges \$137.24
TOTAL SUM \$158,660.15

4. The total sum in paragraph 3 will bear interest at the prevailing statutory interest rate of 9.38% percent per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust annually in accordance with section 55.03(3), Florida Statutes.

5. Plaintiff, whose address is 2800 Tamarack Road Owensboro, KY 42301, holds a lien for the total sum specified in paragraph 3 herein. The lien of the Plaintiff is superior in dignity to all rights, titles, interests, or claims of the Defendant(s) and all persons, corporations, or other entities claiming by, through, or under the Defendant(s), or any of them and the property will be sold free and clear of all claims of the Defendant(s), with the exception of any assessments that are superior pursuant to sections 718.116 and 720.3085, Florida Statutes, or _____. The Plaintiff lien encumbers the subject property located in PASCO County, Florida and described as:

LOT 374, VIRGINIA CITY UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 Property Address: 4037 LAS VEGAS DR, NEW PORT RICHEY, FL 34653

6. If the total sum with interest at the rate described in paragraph 4 and all costs accrued subsequent to this judgment are not paid, the Clerk of Circuit Court shall sell the subject property at public sale on _____(date) to the highest bidder for cash, except as prescribed in Paragraph 7, in the following location: (mark the applicable location):

In an online sale at www.pasco.realforeclose.com, beginning at 11 a.m. on the prescribed date (mark this box for all sales in Pasco County).

after having first given notice as required by section 45.031, Florida Statutes. Plaintiff must arrange for publication of notice of sale in accordance with chapters 45 and 702, Florida Statutes. The Plaintiff must file the original Notice of Sale and Affidavit of Proof of Publication with the Clerk no later than 24 hours prior to the sale.

The sale date set by the judgment can only be canceled and rescheduled by court order. Any motion or request to cancel this sale must be served on all parties in conformity with Florida Rule of Civil Procedure 1.080(a) and must be set for hearing with proper notice. Claiming this matter is an "emergency" does not avoid this requirement. A violation of any party's due process rights will subject the movant and/or counsel to sanctions. See Jade Winds v. Citibank, 63 So. 3d 819 (3d DCA 2011).

If a Plaintiff wishes to cancel a sale, a written motion must be filed with the Court in substantial compliance with Florida Rules of Civil Procedure Form 1.996(c). The motion also must state the number of times the Plaintiff has previously requested the cancellation of a sale and must include an affidavit with supporting grounds for the motion. Any proposed order prepared to cancel the sale must also include a date to reschedule the sale..

7. Plaintiff shall advance all subsequent required costs of this action. Except for the fee to the Clerk as provided in section 45.035, Florida Statutes, and publishing costs supported by an affidavit, reimbursement or credit for such costs shall be by court order based upon a written motion and adjudication at a hearing with notice. If a third party bidder is the purchaser, the third party bidder must pay the documentary stamps attached to the certificate of title in addition to the bid.

8. If the Plaintiff incurs additional expenses subsequent to the entry of this final judgment but prior to the sale date specified in paragraph 6, Plaintiff may, by written motion served on all parties and adjudication at a hearing with notice, seek to amend this final judgment to include said additional expenses.

9. Only the judgment owner will be allowed to credit bid. An assignment of the final judgment of foreclosure filed with the Clerk of the Circuit Court prior to the public sale will effectively transfer with it the right to credit bid at the sale. Court approval of the assignment of the final judgment is not required.

The filing of a Certificate of Sale by the Clerk gives certain property rights to the highest bidder. In order to assign those rights and have the Certificate of Title issued to a third party, the highest bidder must file a written conveyance made in accordance with section 689.01 or section 692.01, Florida Statutes, governing real estate transfers. Such conveyance must be filed with the Clerk prior to the issuance of the Certificate of Title. Neither the Court nor the Clerk will change a Certificate of Title based upon a conveyance filed after the Certificate of Title has been issued.

10. On the filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiff's costs; second, documentary stamps affixed to the Certificate, unless the property is purchased by a third party bidder; third, Plaintiff's attorneys'

fees; fourth, the total sum due to the Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale; and by retaining any remaining amount pending further Order of this Court.

11. On filing of the Certificate of Sale, Defendant(s) and all persons claiming under or against Defendant(s) since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. On filing of the Certificate of Sale, Defendant's right of redemption as provided by section 45.0315, Florida Statutes shall be terminated.

12. Attorneys' Fees. The court finds that the attorney fees are reasonable and appropriate. Plaintiff's counsel represents that the attorneys' fee awarded does not exceed its contract flat fee and hourly rate with the plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to Florida Patients Compensation Fund v. Rowe, 472 So. 2d 1145 (Fla. 1985).

13. IMPORTANT INFORMATION PROVIDED pursuant to section 45.031, Florida Statutes:

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS..

If the property has qualified for the homestead tax exemption in the most recent approved tax roll, also include the following three paragraphs:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH EITHER THE PINELAS CLERK OF CIRCUIT COURT AT 315 COURT STREET, CLEARWATER, FL 33756, (727) 464-7000, OR THE PASCO CLERK OF CIRCUIT COURT AT 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, (352) 521-4517 OR 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, (727) 847-8176 WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT

YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION.

IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT A LEGAL SERVICES OFFICE, SUCH AS: GULFCOAST LEGAL SERVICES, INC., 314 S. MISSOURI AVE., SUITE 109, CLEARWATER, FL 33756, (727) 443-0657 / COMMUNITY LAW PROGRAM, 501 FIRST AVE N., ROOM 519, ST. PETERSBURG, FL 33701, (727) 582-7480 / BAY AREA LEGAL SERVICE, INC., 4948 CENTRAL AVE., ST. PETERSBURG, FL 33707, (800) 625-2257 / BAY AREA LEGAL SERVICE, INC., 37718 MERIDIAN AVENUE, DADE CITY, FL 33532 (800) 625-2257 / BAY AREA LEGAL SERVICE, INC., 8406 MASSACHUSETTS AVE, STE B-2, NEW PORT RICHEY, FL 34653, (800) 625-2257 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST ANOTHER OPTION. IF YOU CHOOSE TO CONTACT ONE OF THESE SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

14. Upon issuance of the Certificate of Title the new owner/titleholder shall be let into possession of the property. Because of the provisions of section 83.561, Florida Statutes, the Clerk shall decline issuance of a Writ of Possession without a Court order. By using the procedures and forms found in Administrative Order 2015-043 the new owner/titleholder may obtain such an order.

15. If the tenant fails to vacate the premises in accordance with the Notice of Termination, the titleholder may apply to the Court for a writ of possession by filing and serving an application in the form of a sworn affidavit pursuant to section 83.561(2), Florida Statutes.

16. Alternatively, if the titleholder takes title to a residential property occupied by a tenant meeting an exception in section 83.561(3), Florida Statutes, the titleholder may immediately apply to the Court for a writ of possession by filing and serving a sworn affidavit demonstrating the tenant meets one of the exceptions listed in the statute.

17. Upon review of an application for writ of possession under section 83.561(2) or section 83.561(3), Florida Statutes, the Court may enter an order directing the Clerk to issue a writ of possession pursuant to section 83.62, Florida Statutes.

18. Jurisdiction is retained to enter further orders as are proper including, but not limited to writs of possession, determination of amounts due pursuant to sections 718.116 and/or 720.3085, Florida Statutes, supplemental complaints, foreclosure motions/complaints, attorneys' fees and costs, motions for additional advances, amendments to the final judgment and deficiency judgments except where a discharge is applicable or personal service not obtained.

(ANY ADDITIONAL PROVISIONS OR MODIFICATIONS TO THIS FINAL JUDGMENT SHOULD BE SET FORTH IN BOLD TYPE AND CONSECUTIVELY NUMBERED PARAGRAPHS).

March 21, 28, 2025 25-00509P

FIRST INSERTION

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

CASE NO.:
2024CA002062CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Plaintiff(s), vs. JOSEPH ROMANO JR; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 28, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of April, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 16, BLOCK 29, SEVEN OAKS PARCEL S-8B1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 94-106

INCLUSIVE, OF PUBLIC RECORDS OF PASCO COUNTY.

Property address: 27353 Edenfield Drive, Wesley Chapel, FL 33544

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH 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.

Respectfully submitted,
 /s/ Betzy Falgas
 PADGETT LAW GROUP
 BETZY FALGAS, ESQ.
 Florida Bar # 76882
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 (850) 422-2520 (telephone)
 (850) 422-2567 (facsimile)
 attorney@padgettlawgroup.com
 TDP File No. 23-003190-1
 March 21, 28, 2025 25-00512P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
2023CA003309CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. ROBERT A. HAYNES, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN THAT, pursuant to the Uniform Final Judgment of Foreclosure dated February 20, 2025, issued in and for Pasco County, Florida, in Case No. 2023CA-003309CAAXWS, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and ROBERT A. HAYNES, ROXANE M. HAYNES, WYNDTREE MASTER COMMUNITY ASSOCIATION, INC. and WYNDTREE PHASE

V - VILLAGE 8 ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 21, 2025 electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 18, WYNDTREE PHASE V, VILLAGE 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 115 THROUGH 118, IN THE PUBLIC RECORDS OF PASCO COUNTY.
 Property Address: 7914 Lake Placid Lane, New Port Richey, FL 34655

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
 If you are a person with a disability who

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

Dated: This 4th day of March, 2025.
 Respectfully submitted,
 HOWARD LAW
 4755 Technology Way,
 Suite 104
 Boca Raton, FL 33431
 Telephone: (954) 893-7874
 Facsimile: (888) 235-0017
 Designated Service E-Mail:
 Pleadings@HowardLaw.com
 By: /s/ Matthew B. Klein
 Matthew B. Klein, Esq.
 Florida Bar No.: 73529
 E-Mail: Matthew@HowardLaw.com
 March 21, 28, 2025 25-00510P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-311
IN RE: ESTATE OF
LAMBERT M. SMITH,
aka LAMBERT MAHLON SMITH
Deceased.**

The administration of the estate of LAMBERT M. SMITH, also known as LAMBERT MAHLON SMITH, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: March 21, 2025.
Signed on this 13th day of February, 2025.

**SANDRA L. MILLER
Personal Representative
2920 Hurley Pond Road
Wall, NJ 07719**

Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
March 21, 28, 2025 25-00552P

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

**CASE NO. 24-CA-2008
JACOLADE TRUST INC., A
FLORIDA CORPORATION
Plaintiff, vs.
LIVING INTERIOR PLANT
SERVICE INC., A FLORIDA
CORPORATION
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment for Partition dated November 20, 2024, and entered in the case having the case number 2024-CA-2008 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Jacolade Trust Inc., a Florida Corporation is the Plaintiff and Living Interior Plant Service Inc., a Florida Corporation is the Defendant. Nikki Alvarez-Sowles, Esq. as the Clerk of the Court will sell to the high-

est and best bidder for cash at http://www.pasco.realforeclose.com, at 11:00 AM, on April 15, 2025, the following described property as set forth in said Final Judgment for Partition, to wit:

Legal Description: LOT 48 CARPENTER'S RUN PHASE III, AS PER PLAT HEREOF, RECORDED IN PLAT BOOK 27, PAGES 116 THROUGH 118.
More commonly known as: 1805 Candlestick Court, Lutz, FL. 33559 ("Property").

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis-

tance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated Friday, March 14, 2025.
IVANOV & WOLF, PLLC
Attorney for Plaintiff
3310 W. Cypress St,
Suite 206
Tampa, FL 33607
Telephone: 813-870-6396
Matt@IWFirm.com
By: /s/ Matthew D. Wolf
MATTHEW D. WOLF, FBN: 92611
March 21, 28, 2025 25-00517P

SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-208
IN RE: ESTATE OF
BARBARA KAUFMAN
AKA BARBARA A. KAUFMAN
Deceased.**

The administration of the estate of BARBARA KAUFMAN AKA BARBARA A. KAUFMAN, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 14, 2025.

**Personal Representative:
/s/ Kelly Kennedy
Kelly Kennedy
(Jan 29, 2025 09:58 EST)
KELLY KENNEDY
129 5th Ave.
Neptune, New Jersey 07753**

Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
March 14, 21, 2025 25-00500P

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-001932-W5
IN RE: ESTATE OF
LOUISE A. KOZAK
Deceased.**

The administration of the estate of LOUISE A. KOZAK, deceased, whose date of death was July 3, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 14, 2025.

**Personal Representative
s/Stephen Kozak, Jr.
STEPHEN KOZAK, JR.
10015 Trinity Blvd., Suite 101
Trinity, FL 34655**

Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA
Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
March 14, 21, 2025 25-00503P

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP000195CPAXWS
IN RE: ESTATE OF
PAULA LOUISE TRUMAN,
Deceased.**

The administration of the Estate of Paula Louise Truman, deceased, whose date of death was September 19, 2024, File Number 2025CP000195CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 14, 2025.

**Personal Representative:
VANESSA NATAL
150 9th Ave. N.
St. Petersburg, FL 33701**

Attorney for Personal Representative
Veronica Kazanowski, Esq.
Attorney for Personal Representative
Florida Bar Number: 1044673
Victory Law
780 94th Ave. N., Suite 104
St. Petersburg, FL 33702
Office: 727-490-8712
Fax: 727-565-0684
Email: vk@victory-lawyers.com
Secondary: slgarroway@gmail.com
March 14, 21, 2025 25-00502P

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP001431CRAXWS
IN RE: ESTATE OF
VICTOR STRAZDAS,
Deceased.**

The administration of the estate of VICTOR STRAZDAS (a/k/a Viktoras K. Strazdas), deceased, whose date of death was May 1, 2024, and the last four digits of his social security number are 9858, and whose address was: 8 Katherine Road, Old Lyme, CT 06371, is pending in the Sixth Judicial Circuit for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654.

The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 14, 2025.

**Personal Representative:
Jeanette Kavanagh
33 Sunrise Avenue
Old Saybrook, CT 06475**

Attorney for Personal Representative
Estate of Victor Strazdas
Robert Grad, Esq.
FL Bar # 96363
Osprey Law Firm, P.A.
9500 Koger Blvd N,
Suite 112
St. Petersburg, FL 33702
Telephone: (727) 456-8970
E-Mail: robert@ospreylawfirm.com
March 14, 21, 2025 25-00501P

FIRST INSERTION

est and best bidder for cash at http://www.pasco.realforeclose.com, at 11:00 AM, on April 15, 2025, the following described property as set forth in said Final Judgment for Partition, to wit:

Legal Description: LOT 48 CARPENTER'S RUN PHASE III, AS PER PLAT HEREOF, RECORDED IN PLAT BOOK 27, PAGES 116 THROUGH 118.
More commonly known as: 1805 Candlestick Court, Lutz, FL. 33559 ("Property").

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis-

tance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated Friday, March 14, 2025.
IVANOV & WOLF, PLLC
Attorney for Plaintiff
3310 W. Cypress St,
Suite 206
Tampa, FL 33607
Telephone: 813-870-6396
Matt@IWFirm.com
By: /s/ Matthew D. Wolf
MATTHEW D. WOLF, FBN: 92611
March 21, 28, 2025 25-00517P

SECOND INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR PASCO
COUNTY
CIVIL DIVISION
Case No.
2024CA003294CAAXWS
Division 39**

**SUNCOAST CREDIT UNION, A
FEDERALLY INSURED STATE
CHARTERED CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF DONNA WELKER
A/K/A DONNA MARIE WELKER,
DECEASED, RICHARD DAVID
WELKER, JR., AS KNOWN
HEIR OF DONNA WELKER
A/K/A DONNA MARIE WELKER,
DECEASED, HAILEY WELKER,
AS KNOWN HEIR OF DONNA
WELKER A/K/A DONNA MARIE
WELKER, DECEASED, DAVID
MICHAEL KEESECKER, AS
GUARDIAN OF D.K., A MINOR,
AS KNOWN HEIR OF DONNA
WELKER A/K/A DONNA
MARIE WELKER, DECEASED,
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF RACHEL
POQUETTE, DECEASED, et al.**

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DONNA WELKER A/K/A DONNA MARIE WELKER, DECEASED
CURRENT RESIDENCE UNKNOWN
RICHARD DAVID WELKER, JR., AS KNOWN HEIR OF DONNA WELKER A/K/A DONNA MARIE WELKER, DECEASED
LAST KNOWN ADDRESS
9235 HUNT CLUB LN
PORT RICHEY, FL 34668-1762
HAILEY WELKER, AS KNOWN HEIR OF DONNA WELKER A/K/A DONNA MARIE WELKER, DECEASED
LAST KNOWN ADDRESS
9235 HUNT CLUB LN
PORT RICHEY, FL 34668-1762
UNKNOWN SPOUSE OF RICHARD DAVID WELKER, JR.
LAST KNOWN ADDRESS
9235 HUNT CLUB LN
PORT RICHEY, FL 34668-1762
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RACHEL POQUETTE, DECEASED, et al.

CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)
Deputy Clerk: Haley Joyner
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
011150/2427330/and
March 14, 21, 2025 25-00505P

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: March 11, 2025

CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)
Deputy Clerk: Haley Joyner
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
011150/2427330/and
March 14, 21, 2025 25-00505P

CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)
Deputy Clerk: Haley Joyner
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
011150/2427330/and
March 14, 21, 2025 25-00505P

CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)
Deputy Clerk: Haley Joyner
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
011150/2427330/and
March 14, 21, 2025 25-00505P

CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
P.O. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)
Deputy Clerk: Haley Joyner
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
011150/2427330/and
March 14, 21, 2025 25-00505P

SECOND INSERTION

**Notice of Public Hearing and Board of Supervisors Meeting of
New Port Corners Community Development District**

The Board of Supervisors (the "Board") of New Port Corners Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, April 8, 2025, at 09:00 a.m. at the Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, Florida 33588.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.newportcornersedd.org, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 933-5571.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Debbay Bayne-Wallace
District Manager
March 14, 21, 2025 25-00471P

FOURTH INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE
FIFTEENTH JUDICIAL CIRCUIT, IN
AND FOR PALM BEACH COUNTY,
FLORIDA**

**Case No.: 2024DR009855
Division: Family
IN RE THE MATTER OF:
MARK DOUGLAS BOND,
Petitioner,
and
CODY LAURA BOND,
Respondent.**

TO: Cody Laura Bond; 14501 Old Dixie Highway, Lot 3, Hudson, FL 34667

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

do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings
Dated: 2/19/2025

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

**SAVE
TIME**



**Email your Legal Notice
legal@businessobserverfl.com**

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE BUSINESS
**Business
Observer**

--- PUBLIC SALES ---

SECOND INSERTION

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

The Board of Supervisors ("Board") of the Mirada II Community Development District ("District") will hold a regular meeting and public hearing on Monday, April 7, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Amended Master Special Assessment Methodology Report dated March 3, 2025. The proposed bonds will fund the public improvements described in the Amended Master Report of the District Engineer dated March 3, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$12,575,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

MIRADA II COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
PRELIMINARY ASSESSMENT ROLL								
PHASE	PARCEL	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADDS (1)	PRINCIPAL PER UNIT	MADDS PER UNIT (1)
All	Multiple, refer to Annotations	Multiple, refer to Annotations	Acre	80.52	\$12,575,000	\$913,560	\$156,172	\$11,346
TOTAL					\$12,575,000	\$913,560		

(1) Includes principal & interest and is net of the discounts & fees.

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

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

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

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Heather Dille, District Manager

RESOLUTION NO. 2025-07

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

WHEREAS, the Board of Supervisors (the "Board") of the Mirada II Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Amended Master Report of the District Engineer dated March 3, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Breeze, located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 (the "District Office"); and

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

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

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Amended Master Special Assessment Methodology Report dated March 3, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

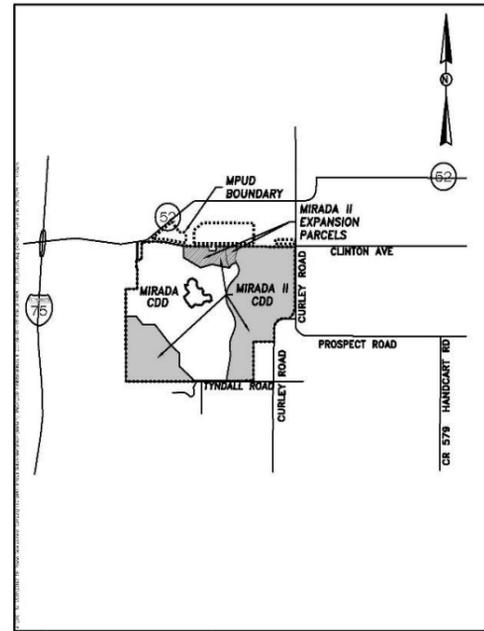
- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$10,475,440 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$12,575,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 3, 2025.

Attest: Mirada II Community Development District

/s/ Heather Dille

/s/ Mike Lawson
Michael Lawson
Chair of the Board of Supervisors



March 14, 21, 2025

25-00488P

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Dennis John Sullivan, Jr. will on April 8, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1958 MARL Mobile Home, VIN 141X582, TITLE 50177380
And all other personal property located therein
Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
March 14, 21, 2025 25-00470P

FOURTH INSERTION

NOTICE OF ACTION

(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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2024 CA 000208
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2006-OPT4, Plaintiff, VS.

AZALEE P. JOHNSON A/K/A AZALEE JOHNSON; UNKNOWN SPOUSE OF AZALEE P. JOHNSON A/K/A AZALEE JOHNSON; SABLE RIDGE HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 25, 2025 in Civil Case No. 2024 CA 000208, of the Circuit Court of the Judicial Circuit in and for Pasco County,

Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2006-OPT4 is the Plaintiff, and AZALEE P. JOHNSON A/K/A AZALEE JOHNSON; UNKNOWN SPOUSE OF AZALEE P. JOHNSON A/K/A AZALEE JOHNSON; SABLE RIDGE HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on April 1, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 24, SABLE RIDGE, PHASE 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

clerk reports the surplus as unclaimed.

IMPORTANT

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

Dated this 5th day of March, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Digitally signed by John J. Cullaro
FL Bar No. 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15259B
March 13, 20, 2025 25-00466P

FOURTH INSERTION

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

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

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

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

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

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

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

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

25-00375P

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**



--- PUBLIC SALES ---

SECOND INSERTION

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

The Board of Supervisors ("Board") of the Angeline Community Development District ("District") will hold a regular meeting and public hearing on Tuesday, April 8, 2025, at 6:00 p.m., at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, FL 33558

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Methodology Report dated January 23, 2025. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer dated December 23, 2024. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$232,155,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ANGELINE COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
PRELIMINARY ASSESSMENT ROLL								
PHASE	PARCEL	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADS (1)	PRINCIPAL PER UNIT	MADS PER UNIT (1)
	Multiple, refer							
	All to Annotations	LEN-Angeline, LLC	Acre	2,226.63	\$232,155,000	\$17,777,836	\$104,263	\$7,984
TOTAL					\$232,155,000	\$17,777,836		

(1) Includes principal & interest and is net of the discounts & fees.

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

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

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

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Larry Krause, District Manager

RESOLUTION NO. 2025-26

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

WHEREAS, the Board of Supervisors (the "Board") of the Angeline Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer dated December 23, 2024 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Breeze located at 1540 International Parkway, Suite 2000, Lake Mary, FL 32756 (the "District Office"); and

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

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

Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated January 23, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

The foregoing recitals are hereby incorporated as the findings of fact of the Board.

The Debt Assessments shall be levied to defray all of the costs of the Project.

The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

The general locations of the Project are as shown on the plans and specifications referred to above.

As stated in the Engineer's Report, the estimated cost of the Project is approximately \$164,069,100 (hereinafter referred to as the "Estimated Cost").

As stated in the Assessment Report, the Debt Assessments will defray approximately \$232,155,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.

The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:

For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.

For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.

There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

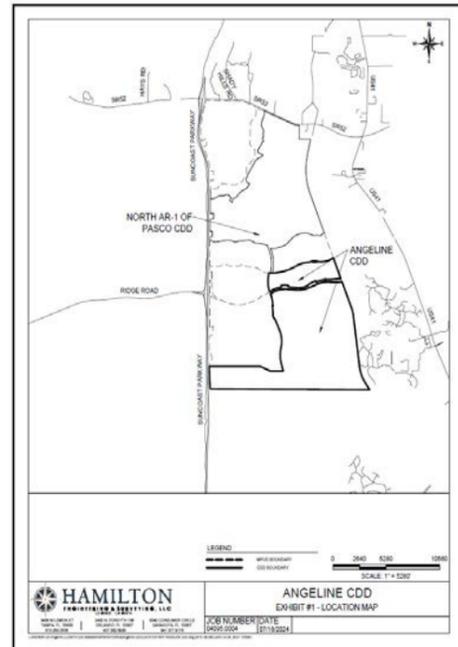
Passed and Adopted on February 11, 2025.

Attest:

/s/ Larry B. Krause
Printed Name: Larry B. Krause
Secretary / Assistant Secretary

Angeline Community Development District

/s/ Michael Lawson
Michael Lawson
Chair of the Board of Supervisors



March 14, 21, 2025

25-00469P

FOURTH 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

And ARIADIS OYOLA MENDEZ, Respondent/Wife.

TO: ARIADIS OYOLA MENDEZ (last known address)

1106 139th Ave., Tampa, FL 33613 (Whereabouts unknown)

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

or immediately thereafter. If you fail to do so, a default 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

THIRD 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, JR., 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

demand 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 notice 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 Relay Services.

WITNESS my hand the seal of this Court on this 27th day of February, 2025.

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

THIRD 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 Development 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 resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 933-5571 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.

Debby Bayne-Wallace, District Manager
March 7, 14, 21, 28, 2025

25-00420P

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

Business Observer

CALL 941-906-9386

and select the appropriate County name from the menu option

or e-mail legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA000754CAAXWS
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST 2005-HY1, ASSET BACKED CERTIFICATES, SERIES 2005-HY1, Plaintiff, vs.
JUNIOR MATIAS A/K/A JUNIOR A. MATIAS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated December 5, 2024, and entered in Case No. 2024CA000754CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST 2005-HY1, ASSET BACKED CERTIFICATES, SERIES 2005-HY1 (hereafter "Plaintiff"), is Plaintiff and JUNIOR MATIAS A/K/A JUNIOR A. MATIAS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE, 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 7TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 508, OF EMBASSY HILLS, UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 119 AND 120 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 Man-

agement Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 discapacidad 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 resewva konvokasyon 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
 PHH18079-23/sap
 March 14, 21, 2025 25-00468P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000271ES
IN RE: ESTATE OF JOHN F. GAINES a/k/a JOHN FRANCIS GAINES
Deceased.

The administration of the estate of John F. Gaines a/k/a John Francis Gaines, deceased, whose date of death was October 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 14, 2025.
Personal Representative:
John Bryan Gaines
 208 Desoto Rd
St. Augustine, FL 32080
 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 14, 21, 2025 25-00495P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP000254CPAXES
IN RE: ESTATE OF ARTHUR LEE PERKINS, SR.
Deceased.

The administration of the estate of ARTHUR LEE PERKINS, SR., deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 14, 2025.
Personal Representative:
Melissa Jones
MELISSA JONES
 2937 Forest Reserve Place
 Seffner, FL 33584
 Attorney for Personal Representative:
 Ruby C. Wake, Esq., Attorney
 Florida Bar Number: 0122265
 350 E. Robertson Street
 Brandon, Florida 33511
 Telephone: (813) 252-8667
 Fax: (833) 925-3529
 E-Mail: ruby@heiresslaw.com
 March 14, 21, 2025 25-00497P

SECOND INSERTION
NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000256CPAXWS
IN RE: ESTATE OF KARA L. BITSKO,
Deceased.

The administration of the estate of Kara L. Bitsko, deceased, whose date of death was December 4, 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 14, 2025.
Personal Representative:
Barry C. Durrance
 16702 Tobacco Road
 Lutz, FL 33558
 Attorney for Personal Representative:
 Kevin Hernandez, Esquire
 FBN 0132179 SPN 02602269
 The Hernandez Law Firm, P.A.
 28059 U.S. Highway 19 N, Suite 101
 Clearwater, FL 33761
 Telephone: (727) 712-1710
 Primary email:
 eservice1@thehernandezlaw.com
 Secondary email:
 victoria@thehernandezlaw.com
 March 14, 21, 2025 25-00498P

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000368
IN RE: ESTATE OF BRYSON CLARK-HESSON THOMAS,
Deceased.

The administration of the estate of BRYSON CLARK-HESSON THOMAS, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: March 14, 2025.
CLARK THOMAS
Personal Representative
 9225 Yellow Lake Drive
 New Port Richey, FL 34654
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 jrivers@hnh-law.com
 March 14, 21, 2025 25-00499P

SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CC005396CCAXES
DIVISION: T
CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.
JULIO DA VILA, Defendant.

TO: JULIO DAVILA, whose last known address is: 6349 Tabogi Trail, Zephyrhills, FL 33545; and 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; and ALL OTHERS WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED that Plaintiff CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., has filed an action against you in the County Court for Pasco County for Foreclosure Injunctive Relief related to certain real property located and situated in Pasco County,

Lot 1, Block M, CHAPEL PINES-PHASE 3, according to the map or plat thereof as recorded in Plat Book 48, Page 85, Public Records of Pasco County, Florida. This action is titled CHAPEL PINES HOMEOWNERS ASSOCIATION, INC., v. JULIO DA VILA, et al., Case Number: 23-CC-005396. You are required to serve a copy of your written defenses, if any, to it on William W. Huffman, Esq., of Shumaker, Loop & Kendrick, LLP, the Plaintiff's attorney, whose address is 101 East Kennedy Boulevard, Suite 2800, Tampa, Florida 33602, March 14, 21, 28; April 4, 2025 25-00506P

pa, Florida 33602, on or before thirty (30) days after the date of first publication of this Notice of Action, which will be published by The Business Observer, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE APRIL 14TH, 2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated: March 11, 2025.
 Nikki Alvarez-Sow/Esq, Esq.
 Clerk & Comptroller
 Pasco County, Florida (SEAL)
 Deputy Clerk: Haley Joyner
 William W. Huffman, Esq.,
 Shumaker, Loop & Kendrick, LLP,
 the Plaintiff's attorney,
 101 East Kennedy Boulevard,
 Suite 2800, Tampa, Florida 33602
 March 14, 21, 28; April 4, 2025
 25-00506P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP000386CPAXES
Judge James Richard Stearns
IN RE: ESTATE OF WILLIAM PRESTON LOCKHART,
Deceased.

The administration of the estate of WILLIAM PRESTON LOCKHART, 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 Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 03/14/2025.

James Lockhart, Petitioner
 WILLIAM S. KRAMER, ESQ.
 Florida Bar No. 311863
 Attorney for Petitioner
 Brinkley Morgan
 One Financial Plaza
 100 SE 3rd Avenue, 23rd Floor
 Fort Lauderdale, FL 33394
 Office: (954) 522-2200
 Facsimile: (954) 522-9123
 Primary Email:
 william.kramer@brinkleymorgan.com
 Secondary Email:
 sharon.mcguire@brinkleymorgan.com
 March 14, 21, 2025 25-00496P

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 03/14/2025.
James Lockhart, Petitioner
 WILLIAM S. KRAMER, ESQ.
 Florida Bar No. 311863
 Attorney for Petitioner
 Brinkley Morgan
 One Financial Plaza
 100 SE 3rd Avenue, 23rd Floor
 Fort Lauderdale, FL 33394
 Office: (954) 522-2200
 Facsimile: (954) 522-9123
 Primary Email:
 william.kramer@brinkleymorgan.com
 Secondary Email:
 sharon.mcguire@brinkleymorgan.com
 March 14, 21, 2025 25-00496P

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 51-2025-CA-000082-CAAX-WS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE OLIVERA, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE OLIVERA YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 374, VIRGINIA CITY UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before APRIL 14TH, 2025, a date at least thirty (30)

days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. 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.
 WITNESS my hand and the seal of this Court this March 11, 2025.
 NIKKI ALVAREZ-SOWLES, ESQ.
 s/ Nichole Alvarez-Sowles
 Pasco County Clerk & Comptroller
 By: Haley Joyner
 As Deputy Clerk
 24-02868
 March 14, 21, 2025 25-00504P

PUBLISH YOUR LEGAL NOTICE
 We publish all Public sale, Estate & Court-related notices
 • We offer an online payment portal for easy credit card payment
 • Service includes us e-filing your affidavit to the Clerk's office on your behalf
 Call 941-906-9386
 or email legal@businessobserverfl.com

Q&A
Who benefits from legal notices?
 You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
 When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

SECOND INSERTION

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

CASE NO.: 2024 CA 002109 WS
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-8,
Plaintiff(s),v.
KERRY M. KINSELLA;
UNKNOWN SPOUSE OF KERRY M. KINSELLA; TOWNHOMES BY GULF AT SAND PEBBLE HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 26th day of February 2025, in Case No.: 2024 CA 002109 WS, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-8, is the Plaintiff and KERRY M. KINSELLA; UNKNOWN SPOUSE OF KERRY M. KINSELLA; TOWNHOMES BY GULF AT SAND PEBBLE HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 7th day of April 2025, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN DOCK AREA IDENTIFIED AS #D-8 OF MARINA D AS SHOWN ON THE SKETCH ATTACHED TO QUIT CLAIM BOOK 5676 PAGE 225. THIS DEED IS SUBJECT TO THOSE CERTAIN RULES AND REGULATIONS WHICH ARE CONTAINED IN THE AMENDMENT TO THE DECLARATION OF RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS OF TOWNHOMES BY THE GULF AT SAND PEBBLE WHICH AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 4065, PAGE 1088, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:

LOT 419, TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO.4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 34 THROUGH 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 Property Address: 8215 AQUILA ST, PORT RICHEY, FL 34668
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 7th day of March 2025
 By: /s/ Michael V. Supple, Esq.
 Michael V. Supple, Esq.
 Bar Number: 92080
 DELUCA LAW GROUP, PLLC
 2101 NE 26th Street
 FORT LAUDERDALE, FL 33305
 PHONE: (954) 368-1311 |
 FAX: (954) 200-8649
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
 24-06295
 March 14, 21, 2025 25-00467P

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
 Deadline Wednesday at noon
 Friday Publication
Business Observer

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.
51-2025-CP-000150-CPAXWS
Division Probate
IN RE: ESTATE OF JANICE J. KIETZMANN Deceased.

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

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

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

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

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

The date of first publication of this notice is: March 14, 2025.

Personal Representative:
William Hall

2950 SE Ocean Blvd Apt. 37-4
 Stuart, Florida 34996

Attorney for Personal Representative:

Eugene L. Beil, Esq., Attorney
 Florida Bar Number: 343633
 BEIL & HAY PA
 12300 US Hwy 19
 Hudson, FL 34667
 Telephone: (727) 868-2306
 Fax: (727) 863-1287
 E-Mail: elbeil@beilandhay.com
 SecondE-Mail:
webmaster@beilandhay.com
 March 14, 21, 2025 25-00458P

SECOND INSERTION

NOTICE TO CREDITORS
RE: NANCY E. WOOD Deceased
 TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled THE JOHN A. WOOD AND NANCY E. WOOD REVOCABLE LIVING TRUST DATED MARCH 6, 1996, died on NOVEMBER 13, 2023

The name(s) and address(es) of the Trustee(s) is/are set forth below.
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is March 13, 2025.

GAYLE D. HOWLAND, Trustee
 38149 Overbrook Blvd.
 Zephyrhills FL 33541

March 13, 20, 2025 25-00465P

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

To publish your legal notice Email:
legal@businessobserverfl.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 2024CP001376CPAXWS
DIVISION A
IN RE: ESTATE OF PAUL CHAPEN Deceased.

The administration of the Estate of Paul Chapen, deceased, whose date of death was November 29, 2023, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: March 14, 2025.

Personal Representative:
Mary Garces

c/o Bennett Jacobs & Adams, P.A.
 P.O. Box 3300
 Tampa, FL 33601

Attorney for Personal Representative:

Linda Muralt, Esquire
 FL Bar No. 0031129
 Bennett Jacobs & Adams, P.A.
 P.O. Box 3300
 Tampa, FL 33601
 Telephone: (813) 272-1400
 Fax: (866) 844-4703
 E-mail: LMURALT@BJA-Law.com
 March 14, 21, 2025 25-00459P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No.
51-2025-CP-00298-WS
IN RE: ESTATE OF SARAH AYLESWORTH SPANIOLA a/k/a SARAH A. SPANIOLA Deceased.

The administration of the estate of Sarah Aylesworth Spaniola a/k/a Sarah A. Spaniola, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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,

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-284
IN RE: ESTATE OF NICK GARUFI, aka NICK F. GARUFI Deceased.

The administration of the estate of NICK GARUFI, also known as NICK F. GARUFI, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: March 14, 2025.

Signed on this 10th day of February, 3/6/2025.

ALICIA A. WEISSMEIER MAREK
Personal Representative
 385 Mineola Boulevard
 Mineola, NY 11501

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
 E-mail: info@delzercoulter.com
 March 14, 21, 2025 25-00460P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2022-CP-223
Division Probate
IN RE: ESTATE OF MARY LYNN BALTHROP Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: March 14, 2025.

Personal Representative:
JEFFREY HONOR BALTHROP
 4225 La Pasida Lane
 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
 March 14, 21, 2025 25-00463P

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 512025CP000275CPAXWS
Division 1
IN RE: ESTATE OF JOYCE PRANSKE AKA JOYCE L. PRANSKE AKA JOYCE LINDA PRANSKE Deceased.

The administration of the estate of JOYCE PRANSKE AKA JOYCE L. PRANSKE AKA JOYCE LINDA PRANSKE, deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP000100CPAXWS
Division Probate
IN RE: ESTATE OF BEVERLY J. MARKIEWICZ a/k/a BEVERLY JEAN MARKIEWICZ Deceased.

The administration of the Estate of BEVERLY J. MARKIEWICZ a/k/a BEVERLY JEAN MARKIEWICZ, deceased, whose date of death was September 26, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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.

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

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

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

The date of first publication of this notice is: March 14, 2025.

Personal Representative:
BRYAN SEAN MARKIEWICZ
c/o Wagstaff & Pitelis, P.A.
 300 Jeffords Street, Suite B
 Clearwater, FL 33756

Attorney for Personal Representative:
 Maria G. Pitelis, Esq
 Attorney for
 Florida Bar No. 605212
 Mary Lou Miller Wagstaff, Esq.
 Florida Bar No. 129986
 Wagstaff & Pitelis, PA
 300 Jeffords Street, Suite B
 Clearwater, FL 33756
 Telephone: (727) 584-8182
 March 14, 21, 2025 25-00462P

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

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

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

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

The date of first publication of this notice is: March 14, 2025.

Personal Representative:
TANYA MURPHY
 2446 Palesta Drive
 Trinity, Florida 34655

Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
 Attorney
 Florida Bar Number: 0117285
SIEG & COLE, P.A.
 2945 Defuniak Street
 Trinity, Florida 34655
 Telephone: (727) 842-2237
 Fax: (727) 264-0610
 E-Mail: jenny@sieglecolelaw.com
 Secondary E-Mail:
eservice@sieglecolelaw.com
 March 14, 21, 2025 25-00461P

Who benefits from legal notices?

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

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