PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in Pasco County Civil Court, Court of Pasco County, Florida on the 30th day of January, 2024, in the cause wherein Arrowhead Lake Community Association, a Pennsylvania nonprofit corporation, was Plaintiff, and Anthony Esposito III, was Defendant, being case number 2013CC002592CCAXWS in said Court.

I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, Anthony Esposito III, in and to the following described property, to wit:

Lot 22, ORETO AND FRANCINE COMMERCIAL CENTER, FIRST AD-DITION, according to the plat thereof, as recorded in plat Book 23, Pages 131 through 134 inclusive, together with that portion of vacated Rutillio Court lying East of Lot 22 by Resolution recorded in O.R. Book 1849, Page 1036, of the Public Records of Pasco County, Florida.

7823 Rutillio Court, New Port Richey, FL 34653

I shall offer this property for sale "AS IS" on April 30, 2025, at 10:00 am or as soon thereafter as possible, at 7432 Little Rd, New Port Richey, FL 34654 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances and judgements, if any, to the highest and best bidder or bidders for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Allison L Friedman PA

20533 Biscayne Boulevard

Suite 4-435 Aventura, FL 33180

CHRIS NOCCO, as Sheriff Pasco County, Florida By: /s/ Cpl. David Peltz Deputy Sheriff 25-00595P

Mar. 28; Apr. 4, 11, 18, 2025

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 913461 from Locust Branch LLC, 3717 Turman Loop, Suite 102, Wesley Chapel, FL 33544. Application received: 3/12/2025. Proposed activity: Roadway. Project name: Wiregrass S4 Collector Road. Project size: 45 acres Location: Section(s) 20, 21 Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve:

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters. org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Manage-ment District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. March 28, 2025

25-00596P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on March 28, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification. March 28, 2025

25-00598P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Kenton Community Development District ("District") on May 2, 2025 at 11:00 a.m. at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.

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

FIRST INSERTION NOTICE OF ETHICS TRAINING WORKSHOP SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Seven Oaks Community Development District will a hold Ethics Training Workshop at 12:00 PM at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544. on the following dates as indicated:

April 16, 2025 May 21, 2025

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

ager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Seven Oaks CDD Scott Brizendine, District Manager

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

Legacy Planning of Tampa Bay located at 13221 Byrd Drive in the City of Odes-

sa, Pasco County, FL 33556 intends to

register the said name with the Division

of Corporations of the Department of

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/11/2025 at 10:30 a.m., the following

property will be sold at public auction pursuant to F.S. 715.109: A 1967 PIED

mobile home bearing vehicle identifi-

cation number 185512552 and all per-

sonal items located inside the mobile

home. Last Tenant: Lyman Patrick Cur-

ran and Stephanie Ruth Feder. Sale to be held at: COB MHC HILLSIDE ONE

LLC, 39515 Bamboo Lane, Zephyrhills,

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/11/2025 at 10:30 a.m., the following

property will be sold at public auction

pursuant to F.S. 715.109: A 1969 STAT

mobile home bearing vehicle identifi-

cation number F1SEECMG3102 and

all personal items located inside the

mobile home. Last Tenant: Estate of

Beatrice Elizabeth Williamson Straka

a/k/a Beatrice Hallam, All Unknown

Parties, Beneficiaries, Heirs, Succes-

sors, and Assigns of Beatrice Elizabeth

Williamson Straka a/k/a Beatrice Hal-lam, John Paul Williamson, Desirae

Elizabeth Williamson, as possible Heir,

Hugh Bradley Hallam, as possible Heir, and James Edward Uzzell Jr., as oc-

cupant. Sale to be held at: COB MHC

HILLSIDE ONE LLC, 39515 Bamboo

Florida 33542, 813-782-3494.

Mar 28; Apr. 4, 2025

25-00604P

25-00614P

Dated this 25th day of March. 2025.

State, Tallahassee, Florida.

Mindy L. Miller

March 28, 2025

March 28, 2025

25-00600P

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

FIRST INSERTION

Tally & Grow located at 11511 Elda Ln in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of March, 2025.

Lisa Arroyo March 28, 2025 25-00603P

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 04/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 HOLI travel trailer bearing Vehicle Identification Number 1KB131K45CW000603, and all personal items located inside the travel trailer. Last Tenant: Mary Elizabeth Mundy. Sale to be held at: Settler's Rest RV Resort, 37549 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-782-2003).

Mar. 28; Apr. 4, 2025 25-00605P

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of HUNTERS RUN RV ESTATES LLLP, HAROLD REGAN, REGISTERED AGENT, and ELAINE PERLMAN, if deceased any unknown heirs or assigns, will, on April 9, 2025, at 10:00 a.m., at 37041 Chancey Road, Lot #5, Zephyrhills, Pasco County, Florida 33541; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1987 PARK TRAVEL TRAILER,

VIN: 337575R6413, TITLE NO.:

0044050881 and all other personal property

located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

--- TAX DEEDS ---

FIRST INSERTION Notice of Application for Tax Deed 2024XX000244TDAXXX

NOTICE IS HEREBY GIVEN, That BRENT CHRISTENSEN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1801011

Year of Issuance: 06/01/2019 Description of Property: 35-24-21-001A-00000-0680

- EAST LAKE PARK MB 7 PG 69 E
- $1/2~\mathrm{OF}~\mathrm{LOT}~68$ & LOT 69Name(s) in which assessed:

REBECCA MIZELLE

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00561P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000003TDAXXX NOTICE IS HEREBY GIVEN,

That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1706291

Year of Issuance: 06/01/2018

Description of Property: 21-25-17-0130-22300-0790 MOON LAKE NO 13 MB 6 PGS 6 7 , 8 LOTS $79\ 80$, 81 BLK 223

Name(s) in which assessed: EUGENE KORDYL

NANCE KORDYL DECEASED NANCE KORDYL NANCY SAMPSON KORDYL

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00562P

FIRST INSERTION Notice of Application for Tax Deed

2024XX000242TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606674 Year of Issuance: 06/01/2017 Description of Property:

15-25-17-0060-08100-0160 MOON LAKE ESTATES UNIT SIX PB 4 PGS 90 & 91 LOTS 16 & 17 BLOCK 81 OR 8640 PG 1588 OR 8656 PG 1988 Name(s) in which assessed: ANNE BURNS REVOCABLE TRUST ANNE BURNS TRUSTEE ANNE BURNS AS TRUSTEE OR HER SUCCESSOR TRUSTEES THE ANNE BURNS REVOCABLE TRUST DATED 01/31/2012 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

FIRST INSERTION Notice of Application for Tax Deed 2024XX000243TDAXXX

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1805965

Year of Issuance: 06/01/2019

Description of Property: 16-25-17-0060-08600-0180

MOON LAKE NO 6 PB 4 PGS 90-91 LOTS 18 & 19 BLOCK 86 OR 5674 PG 1011

Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00560P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000004TDAXXX

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

Certificate #: 1905930 Year of Issuance: 06/01/2020

Description of Property: 10-25-17-0050-07100-0120

MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 12-16 BLOCK 71 OR 9524 PG 352

Name(s) in which assessed: MARYBEL FEIJOO ORTIZ

All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

on May 01, 2025 at 10:00 am.

Mar. 28; Apr. 4, 11, 18, 2025

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

OFFICIAL

COURTHOUSE

WEBSITES

MANATEE COUNTY

manateeclerk.com

1:23 1

By: Denisse Diaz

Deputy Clerk

25-00563P

21, 2025.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings 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. Specific legal authority for the adoption of the proposed Rules of Procedure

includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (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's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

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

quiring special accommodations at this 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 at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

Kenton Community Development District District Manager March 28, 2025

Lane, Zephyrhills, Florida 33542, 813-Mar 28; Apr. 4, 2025 25-00615P

782-3494.

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS

HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Tackle Place, located at 33439 Betts Dr, in the City of Wesley chapel, County of Pasco, State of FL, 33543, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 24 of March, 2025.

NOTICE OF PUBLIC SALE

Wrecktified Hudson LLC gives notice and intent to sell for non-payment of

labor, service and storage fees for the following vehicle on 4/30/2025 at 8:30 AM at 12623 US 19, Hudson, FL 34667.

Please call 727-441-2000 to kame pay-

ment of \$1,483.91 due in cash on day of sale to redeem the 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

25-00599P

Jeana Lee Miller 33439 Betts Dr Wesley chapel, FL 33543 March 28, 2025 25-00601P

(PO#31021-912) Mar. 28; Apr. 4, 2025

25-00594P

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 Tiered Cake located at 33724 Astoria Cir 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 21st day of March, 2025. Whitemoon Arts LLC March 28, 2025 25-00602P

judicial proceedings as pursuant to FL

ant to section 713.585 FL Statutes.

upon court order.

2020 FORD

March 28, 2025

cept or reject any & all bids.

VIN# 1FMJU1KT9LEB00185

FIRST INSERTION

Mar. 28; Apr. 4, 11, 18, 2025 25-00559P



SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

> POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- TAX DEEDS ----

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000009TDAXXX

That SAVVY FL LLC, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

16-25-17-0090-14200-0050 BLK 142 MOON LAKE NO 9 MB

4 PGS 101, 102 LOTS 5 6, 7 OR

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

Unless such certificate shall be

redeemed according to the law, the property described in such certificate

shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq.

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000012TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

MOON LAKE ESTATES UNIT SEVEN PB 4 PG 96 LOTS 3 & 4

ROBERT PHILIP & NICOLA

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-00571P

on May 01, 2025 at 10:00 am.

Mar. 28; Apr. 4, 11, 18, 2025

March 11, 2025

assessed are as follows:

Description of Property:

Certificate #: 2004784

Year of Issuance: 06/01/2021

16-25-17-0070-10700-0030

BLOCK 107 OR 9082 PG 703

NICOLA LOUISE WRIGHT

Name(s) in which assessed: ROBERT PHILIP WRIGHT

LOUISE WRIGHT

of Pasco, State of Florida

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-00568P

NOTICE IS HEREBY GIVEN.

assessed are as follows:

Description of Property:

7713 PG 467

March 11, 2025

Mar. 28; Apr. 4, 11, 18, 2025

Certificate #: 2004855

Name(s) in which assessed:

SHIRLEY F RINGUETTE

Year of Issuance: 06/01/2021

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000005TDAXXX

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1906012

Year of Issuance: 06/01/2020 Description of Property: 15-25-17-0100-17000-0370 MOON LAKE EST UNIT 10 PB 5 PGS 128 TO 131 LOTS 37 TO 40 INCL BLK 170 OR 1354 PG 1016

Name(s) in which assessed: JOSEPH PLACEK All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025

25-00564P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000008TDAXXX NOTICE IS HEREBY GIVEN,

That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004798 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0070-11600-0010 MOON LAKE ESTATES UNIT SEVEN PB 4 PG 96 LOTS 1 & 2 BLOCK 116 OR 9285 PG 3252 OR 9293 PG 3132 Name(s) in which assessed: JACK REGISTER BBCOX LLC DAVID M BAILEY REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00567P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000016TDAXXX

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

Certificate #: 2004638 Year of Issuance: 06/01/2021 Description of Property:

10-25-17-0050-06800-0150 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 15 & 16 BLK 68

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000006TDAXXX NOTICE IS HEREBY GIVEN,

That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1906120

Year of Issuance: 06/01/2020 Description of Property: 16-25-17-0080-12400-0520 MOON LAKE ESTATES UNIT 8

 $PB\ 4\ PGS\ 98\text{-}99\ LOTS\ 52\ 53\ 54\ 55$ $\&\,56\,BLOCK\,124\,OR\,9524\,PG\,352$ Name(s) in which assessed: MARYBEL FEIJOO ORTIZ

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00565P

FIRST INSERTION Notice of Application for Tax Deed

2025XX000007TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1900619 Year of Issuance: 06/01/2020 Description of Property:

22-24-21-0030-01100-0100 LAKE GEORGE PARK PB 4 PG 32 LOTS 10 & 11 BLK 11 Name(s) in which assessed: ADVANTA IRA SERVICES KENNETH B MARTINO ENTRUST OF TAMPA BAY LLC ADVANTA IRA SERVICES LLC MARK F JORDAN IRA #1597 JACK M CALLAHAN REGISTERED AGENT All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00566P

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000017TDAXXX

That SAVVY FL LLC, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

MOON LAKE EST UNIT 10 PB 5

PGS 128-131 LOTS 5 & 6 BLOCK

Year of Issuance: 06/01/2021

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 2004717

170 OR 1898 PG 173

Description of Property: 15-25-17-0100-17000-0050

FIRST INSERTION Notice of Application for Tax Deed 2025XX000011TDAXXX

NOTICE IS HEREBY GIVEN. That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004625

Year of Issuance: 06/01/2021 Description of Property: 10-25-17-0050-06500-0090 MOON LAKE NO 5 MB 4 PGS 84 $\&\ 85\ {\rm LOTS}\ 9\ \&\ 10\ {\rm BLK}\ 65$ Name(s) in which assessed:

MICHAEL W LUKAS EDNA L LUKAS

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00570P

FIRST INSERTION Notice of Application for Tax Deed

2025XX000010TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 2005034 Year of Issuance: 06/01/2021 Description of Property:

21-25-17-0130-22400-0310 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 31 & 32 BLOCK 224 OR 3734 PG 857 Name(s) in which assessed:

MIGUEL A RIVERA SR ESTATE OF MIGUEL A RIVERA SR DECEASED ROSALIE RIVERA DECEASED

ESTATE OF MIGUEL A RIVERA DECEASED All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00569P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000023TDAXXX

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

Certificate #: 1810158 Year of Issuance: 06/01/2019

Description of Property: 08-26-16-0190-00000-0960 TOWN & COUNTRY VILLAS

SOUTH ADDITION PB 6 PG 119 LOT 96 OR 4949 PG 949

VINOD GUPTA

MOON LAKE ESTATES UNIT 8

PB 4 PGS 98-99 LOTS 13-15 INCL

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000013TDAXXX

That SAVVY FL LLC, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 2004809

Name(s) in which assessed:

Year of Issuance: 06/01/2021

16-25-17-0080-12300-0130

BLOCK 123 OR 3646 PG 753

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00572P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000022TDAXXX NOTICE IS HEREBY GIVEN, That RB 401K PLAN & TRUST, the

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

Certificate #: 1700700 Year of Issuance: 06/01/2018 Description of Property:

26-24-21-0000-02300-0000 BEG ON N LINE OF PVD RD & ON N LINE OF GATCH LINE & TH NW ON RD 30 FT & E 175 FT TO E LINE OF NW 1/4 OF NE 1/4 & S 55 FT TO N LINE OF GATCH LAND SW ON N LINE OF GATCH LINE TO BEG OR 5879 PG 985

Name(s) in which assessed: KATHRYN E GARCIE

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

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

on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00577F

> FIRST INSERTION NOTICE TO CREDITORS

RE: ELINOR M. CROWELL: Deceased ALL PERSONS TO: HAVING

CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, established a Living Trust, entitled CHARLES & ELINOR M. CROWELL LIVING TRUST, dated November 19, 1996, died on January 15, 2024

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

ADELINE R. PETSCHKE AKA ADE-LINE ROSE PETSCHKE, deceased, whose date of death was December 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, 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

FIRST INSERTION Notice of Application for Tax Deed

2025XX000014TDAXXX NOTICE IS HEREBY GIVEN. That SAVVY FL LLC, the holder of

the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004544

Year of Issuance: 06/01/2021 Description of Property:

09-25-17-0040-03300-0010 MOON LAKE NO 4 B 4 P 79 & 80 LOTS 1 & 2 BLK 33

Name(s) in which assessed: FLOYD H DAVIS ELEANOR C DAVIS

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00573P

FIRST INSERTION Notice of Application for Tax Deed 2025XX000018TDAXXX

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004799 Year of Issuance: 06/01/2021

Description of Property: 16-25-17-0070-11600-0070

MOON LAKE NO 7 PB 4 PGS 96-97 LOTS 7 & 8 BLK 116 OR 1427 PG 763

Name(s) in which assessed:

HAROLD J FARRELL HELEN MYRTLE FARRELL HAROLD J FARRELL AND MYRTLE HELEN FARRELL MYRTLE HELEN FARRELL All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq.

Mar. 28; Apr. 4, 11, 18, 2025

Pasco County Clerk & Comptroller

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.

512025CP000178CPAXWS

Division 1

IN RE: ESTATE OF

ADELINE R. PETSCHKE AKA

ADELINE ROSE PETSCHKE

Deceased.

The administration of the estate of

By: Denisse Diaz

Deputy Clerk

25-00576P

FIRST INSERTION

Name(s) in which assessed MICHAEL T EMMONS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00574F

Name(s) in which a RONALD G SCHWARTZ All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Mar. 28: Apr. 4, 11, 18, 2025 25-00575P

Name(s) in which assessed: HAROLD CAIN

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

Unless such certificate shall redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am.

March 11, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Mar. 28; Apr. 4, 11, 18, 2025 25-00578P

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 28, 2025.

William Crowell, Trustee 34 Virginia St. Baldwinsville, NY 13027 Mar. 28; Apr. 4, 2025 25-00590P THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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,

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

Florida Statutes.

NOTICE.

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 28, 2025.

Personal Representative:

STEVEN J. PETSCHKE 51541 Fairchild Road Chesterfield, Michigan 48051 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@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

Mar. 28; Apr. 4, 2025 25-00593P

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices



---- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000405ES IN RE: ESTATE OF ALBERT HARPE Deceased.

The administration of the estate of Albert Harpe, deceased, whose date of death was July 25, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING BARRED. 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 28, 2025.

Personal Representative: Linda Conev

1523 Marshwood Drive Seffner, FL 33584 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 Mar. 28; Apr. 4, 2025 25-00589P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File # 51-2025CP000287 IN RE: THE ESTATE OF VITO MENNELLA. a/k/a Vito A Mennella., deceased.

The administration of the estate of VITO MENNELLA, a/k/a VITO A. MENNELLA, deceased, whose date of death was December 01, 2024, is pending in the Circuit Court for PASCO COUNTY Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd,, New Port Richey, Florida 33655. 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512024CP001503CPAXWS **Division Probate** IN RE: ESTATE OF LAWRENCE THOMAS KATZ,

Deceased. The administration of the estate of Lawrence Thomas Katz, deceased, whose date of death was December 29. 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 28, 2025. Personal Representative:

Stephen E. Katz 30805 Chesapeake Acres Eden, MD 21822 Attorney for Personal Representative: John W. Hudzietz II, Esq. E-Mail Addresses: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz & Mancini, P.A. 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 Mar. 28; Apr. 4, 2025 25-00613P

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 512025CP000289CPAXES

Division A

IN RE: ESTATE OF BOBBY LYNN WILCOCKSON

Deceased.

The administration of the estate of BOBBY LYNN WILCOCKSON, de-

ceased, whose date of death was No-

vember 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, Dade City, FL

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000347 IN RE: ESTATE OF BART NATALE QUIRINALE

Deceased. The administration of the estate of BART NATALE QUIRINALE, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

A personal representative or curator has no duty to discover whether any property held at the time of the dece-dent'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.

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

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

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

The date of first publication of this notice is March 28, 2025. **Personal Representative:**

John Eric Quirinale 95 Crusher Road Skillman, New Jersey 08525

Attorney for Personal Representative: Denise A. Welter, Esquire Florida Bar Number: 585769 Welter Law Office 2405 Creel Lane, Suite 102 Wesley Chapel, FL 33544 Telephone: (850) 388-3845 E-Mail: info@welterlawoffice.com Secondary E-Mail: service@welterlawoffice.com Mar. 28; Apr. 4, 2025 25-00608P

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000434 IN RE: ESTATE OF VICKIE LOU WILSON Deceased.

The administration of the estate of VICKIE LOU WILSON, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 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 oth-

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

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

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

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

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

The date of first publication of this notice is March 28, 2025. **Personal Representative:**

JUDITH SEDIVY 185 Juniper Creek Blvd. Pinehurst, NC 28374 Attorney for Personal Representative: /s/ Jaleh Piran-Vesseh JALEH PIRAN-VESSEH, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: paralegal@pascoelderlaw.com Mar. 28; Apr. 4, 2025 25

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000182CPAXWS IN RE: ESTATE OF MELISSA WITCHER Deceased.

The administration of the estate of Melissa Witcher, deceased, whose date of death was February 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 37918 Meridian Ave, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is 03/28/2025. **Personal Representative:**

Natalie Witcher 413 North Reagan Street West, Texas 76691 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com Mar. 28; Apr. 4, 2025

25-00592P

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 28, 2025.

Personal Representative: **RONALD** THROWER

630 Vineland Road Winter Garden, FL 34787 Attorney for Personal Representative: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

IN RE: THE ESTATE OF STEPHEN AITKEN Deceased.

The administration of the estate of STEPHEN AITKEN, deceased, whose date of death was 01/26/2021, is pending in the Circuit Court for PASCO COUNTY Florida, Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd,, New Port Richey, Florida 33655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Amy Aitken Personal Representative

15 Seminary Toad Apt. F9 Bucksport, ME 04416 /s/ Jason Turchin, Esq. Jason Turchin, Esq. Law Offices of Jason Turchin 2883 Executive Park Drive, Ste. 103 Weston, FL 33331 Telephone: 954-569-1605 X 210 Facsimile: 954-659-1380 Florida Bar# 585300 Attorney for Personal Representative Mar. 28; Apr. 4, 2025 25-00607P

FIRST INSERTION

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

PROBATE DIVISION FILE NO: 2024CP001818CPAXES IN RE: ESTATE OF

LORRAINE BARTELT, Deceased.

The administration of the Estate of LORRAINE BARTELT, deceased, whose date of death was 5/23/2024, Case Number 2024CP001818CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 the 28 day of March, 2025. Personal Representative: DEAN KROLL. P.O. Box 245, Mount Pleasant, NC 28124 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachae @elizabeth devolder.comcase manager @elizabeth devolder.comMar. 28; Apr. 4, 2025 25-00611P

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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

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.

FIRST INSERTION

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

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

BARRED. NOTWITHSTANDING THE TIME

25-00591P

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 28, 2025. MICHELLE MENNELLA BISHOP

Personal Representative

/s/ Steven Meiller STEVEN MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative Mar. 28; Apr. 4, 2025 25-00606P 33523. The names and addresses of the personal representative and the personal representative's attorney are set

Florida Uniform Disposition of Community Property Rights at Death Act

PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR Mar. 28; Apr. 4, 2025 25-00612P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CA000281CAAXWS RJMG FUND, LLC Plaintiff, vs. SAMUEL LEE PRICE, JR.

Defendant(s). TO: SAMUEL LEE PRICE, JR. Current Address: 12929 Walnut Tree Ln., Hudson FL 34669

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

Lot 61, Shadow Lakes, according to the map or plat thereof as recorded in Plat Book 19, Page 26, Public Records of Pasco County, Florida

With a physical address: 12929 Walnut Tree Ln., Hudson FL 34669

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Ivan D. Ivanov, Esq. whose address is 3310 W. Cypress St., Suite 206, Tampa, FL. 33607, within (30) days from the date of first publication, and file the original with the clerk of the this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE APRIL 28TH. 2025

This Notice shall be published once each week for four consecutive weeks.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. DATED this March 21, 2025.

Nikki Alvarez-Sowles, Esq. As Clerk of the Circuit Court By: Hayley Joyner Deputy Clerk

Invoice and Copy to: Ivan D. Ivanov, Esq. Ivanov and Wolf, PLLC. 3310 W. Cypress St., Suite 206 Tampa, FL. 33607 Mar. 28; Apr. 4, 11, 18, 2025 25-00582P

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated notices

- Simply email your notice to legal@businessobserverfl.com
- 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



FIRST INSERTION

--- ACTIONS / SALES ---

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000412CAAXWS

-36

SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BERNARD GRABILL, DECEASED AND KEITH VOGAN, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, ASSIGNEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF BER-NARD GRABILL, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: KEITH VOGAN, TASHA VO-

GAN,

residence is unknown and all whose parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 177, HOLIDAY HILL UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES(S) 31, OF THE PUBLIC RECORDS OF

demanded in the complaint or petition filed herein.

PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 04/28/2025 (30 days from Date of First Publication of this Notice) 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

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this March 21, 2025

CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-225754 Mar. 28; Apr. 4, 2025 25-00588P

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 DIVISION

CASE NO. 2023CA004775CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES,

HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARIE O'CONNOR, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN **DEVELOPMENT; CATHERINE** MARONEY; JAMES O'CONNER; SALLY ANN DUNNE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION. OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on April 15, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 754, ALOHA GARDENS UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 10, PAGES 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN In accordance with the Americans

with Disabilities Act of 1990, persons needing special accommodation to IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-000723

BOND VALIDATION NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT. Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY **OWNERS AND CITIZENS** NORTHRIDGE COMMUNITY DEVELOPMENT DISTRICT. INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE **OR INTEREST IN PROPERTY** TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY

THEREBY. Defendants.

NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED

AND CONFIRMED TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF NORTH-RIDGE COMMUNITY DEVELOP-DISTRICT, INCLUDING MENT NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO ASSESS-MENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED. OR TO BE AFFECTED IN ANY WAY THEREBY:

The Northridge Community Devel-opment District (the "District") having filed its Complaint for Validation of a not to exceed principal amount of \$65,700,000 Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District and Pasco County, Florida, including non-residents owning property or subject to assessments or taxation therein, and the State of Florida. through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on Wednesday, April 23, 2025 at 1:30 p.m. of said day, before the Honorable Susan G. Barthle via telephone at 352-559-6329 [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing. DONE AND ORDERED at the

Courthouse in Pasco County, Florida, day of March, 2025. this Electronically Conformed 3/24/2025

Susan Barthle HONORABLE SUSAN G. BARTHLE CIRCUIT COURT JUDGE

Copies furnished to: Vivek K. Babbar, Esquire Counsel for Plaintiff

Via email: vbabbar@srvlegal.com, a.delamora@srvlegal.com

Elaine Babiarz, Esquire Assistant State Attorney

Via email: elainebabiar@flsa6.gov Requests for Accommodations by Persons with Disabilities: ADA: 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 cer-tain 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 Richev, 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 im-

25-00585P

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 DIVISION CASE NO. 2024CA000088CAAXWS REPUBLIC BANK & TRUST COMPANY, Plaintiff, vs. FAYE H. VEVIER TRUSTEE OF

THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989; UNKNOWN SUCCESSOR TRUSTEE OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989; UNKNOWN BENEFICIARIES OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED

NOVEMBER 29, 1989: FAYE H.

ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www. pasco.realforeclose.com, 11:00 a.m., on April 28, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

24, PAGES 136 AND 137, PUB-COUNTY, FLORIDA..

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

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

CASE NO. 2024CA001772CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. CYNTHIA PASSAFIUME, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 26, 2025, and entered in 2024CA001772CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and CYNTHIA PASSAFIUME; KEITH PASSAFIUME; THE RESERVE AT MEADOW OAKS PROEPRTY OWNER'S ASSOCIATION, INC; MEADOW OAKS ASSOCIATION, INC. MASTER INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose. com, at 11:00 AM, on April 14, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 143, RESERVE AT MEAD-

OW OAKS, UNIT TWO, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORD-ED IN PLAT BOOK 60, PAGE 132 THRU 135, INCLUSIVE IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 13241 MEAD-OW GOLF AVE, HUDSON, FL 34669

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

CASE NO .:

2024CA002360CAAXWS

U.S. BANK TRUST COMPANY

BUT SOLELY AS OWNER

TRUSTEE FOR GS

MORTGAGE-BACKED

Plaintiff, v. DESTINY KALMBACH;

UNKNOWN SPOUSE OF

NATIONAL ASSOCIATION. NOT

IN ITS INDIVIDUAL CAPACITY,

SECURITIES TRUST 2024-RPL3,

DESTINY KALMBACH; HARRY

A. GARBART; ALL UNKNOWN

BY, THROUGH, UNDER OR

PARTIES CLAIMING INTERESTS

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING

OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST

IN THE PROPERTY HEREIN

TENANT #1; UNKNOWN TENANT

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment dated Febru-

ary 20, 2025 entered in Civil Case No.

2024CA002360CAAXWS in the Cir-

cuit Court of the 6th Judicial Circuit in

and for Pasco County, Florida, wherein U.S. BANK TRUST COMPANY NA-

TIONAL ASSOCIATION, NOT IN

ITS INDIVIDUAL CAPACITY, BUT

SOLELY AS OWNER TRUSTEE FOR

GS MORTGAGE-BACKED SECURI-

TIES TRUST 2024-RPL3, Plaintiff and

DESTINY KALMBACH are defendants,

Nikki Alvarez-Sowles, Clerk of Court,

will sell the property at public sale at

www.pasco.realforeclose.com beginning

at 11:00 AM on April 23, 2025 the fol-

NOTICE OF SALE

IN THE COUNTY COURT OF

THE SIXTH JUDICIAL CIRCUIT

OF FLORIDA IN AND FOR

PASCO COUNTY, FLORIDA

CASE NO: 24-CC-3537

SILVER OAKS VILLAGE OWNER'S

ASSOCIATION, INC., a Florida

DOLORES E. ELICE, ASHLEY K. BERGER, LAURA E. BERGER and ANY UNKNOWN OCCUPANTS IN

Defendants. NOTICE IS HEREBY GIVEN that,

pursuant to the Summary Final

Judgment in this cause, in the County

Court of Pasco County, Florida, I will

sell all the property situated in Pasco

Lot 14. Block B. SILVER OAKS

VILLAGE - PHASE TWO, ac-

cording to the map or plat thereof,

as recorded in Plat Book 50, Pages

29-30, of the Public Records of

Pasco County, Florida. With the

following street address: 6443 Ashville Drive, Zephyrhills, Flori-

est and best bidder, for cash, at

www.pasco.realforeclose.com, at 11:00

Any person claiming an interest in

the surplus from the sale, if any, must

file a claim with the Clerk no later than

to the high-

County, Florida described as:

not-for-profit corporation,

Plaintiff, vs.

POSSESSION,

da, 33542.

at public sale,

A.M. on May 1, 2025.

DESCRIBED; UNKNOWN

Defendant(s).

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa-tion regarding transportation services.

Dated this 25 day of March, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Bv: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 24-203097 - ErS Mar. 28; Apr. 4, 2025 25-00609P

FIRST INSERTION

lowing described property as set forth in

said Final Judgment, to-wit: LOT 671, BEACON SQUARE UNIT 7-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3739 Kimberly Oaks Dr, Holiday, FL 34691

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelley kronenberg.com/s/ Jordan Shealy ordan Shealy, Esq. FBN: 1039538 File No: 2390.000273 Mar. 28; Apr. 4, 2025 25-00583P

paired, call 711. Mar. 28; Apr. 4, 2025

HAVING OR CLAIMING TO HAVE

LOT 78, RIDGEWOOD, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK LIC RECORDS OF PASCO

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 11, 2025, and entered in Case 2023CA004775CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TRUST TION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG AS-SET TRUST is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDI-TORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ES-TATE OF MARIE O'CONNOR, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CATHERINE MARONEY; JAMES O'CONNER; SALLY ANN DUNNE; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING

participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relav Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 3/19/2025.

By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-194468 / TM14 25-00579PMar. 28; Apr. 4, 2025



VEVIER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TÓ HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN

DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary nal Judgment of foreclosure dated March 7, 2025, and entered in Case No. 2024CA000088CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein REPUBLIC BANK & TRUST COMPANY is Plaintiff and FAYE H. VEVIER TRUSTEE OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989; UNKNOWN SUCCESSOR TRUSTEE OF THE PAUL E. VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEMBER 29, 1989; UNKNOWN BENEFICIARIES OF THE PAUL E VEVIER AND FAYE H. VEVIER LIVING TRUST DATED NOVEM-BER 29, 1989; FAYE H. VEVIER; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

to Florida Statute Pursuant 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 3/19/2025

By: /s/Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NŴ 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 7236-197759 / TM1 Mar. 28; Apr. 4, 2025 25-00580P

FIRST INSERTION

the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 20th day of March, 2025. NIKKI ALVAREZ- SOLWES, ESQ.

CLERK AND COMPTROLLER

s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 Mar. 28; Apr. 4, 2025 25-00581P

--- ACTIONS / SALES ----

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2025CA000103CAAXWS LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. CINDY YAMILETH MALDONADO. et. al.

Defendant(s), TO: UNKNOWN SPOUSE OF CINDY YAMILETH MALDONADO,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT(S) 29 AND 30, BLOCK 278,

MOON LAKE ESTATES UNITY TWENTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 15 THROUGH 17, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before APRIL 28TH. 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this March 21, 2025

CLERK OF THE CIRCUIT COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-231340 Mar. 28; Apr. 4, 2025 25-00587P

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.: 2024CA000969CAAXWS PALE HORSE REALTY, LLC Plaintiff(s), vs. CARINA CHRISTINE SYKES

A/K/A CARINA C SYKES; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 24. 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 23rd 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 24, BLOCK 1, STARKEY RANCH VILLAGE 2 PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE(S) 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

Property address: 13023 Payton Street, Odessa, FL 33556

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 email address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION 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 HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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 Attorney for Plaintiff TDP File No. 24-002247-1

Mar. 28; Apr. 4, 2025 25-00586P



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

CASE NO .: 2024CA002362CAAXES THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE NOTEHOLDERS OF CWABS INC., ASSET-BACKED NOTES, SERIES 2007-SEA1,

Plaintiff, v. BETTY A. PETERMAN; HENRY L. PETERMAN; UNKNOWN SPOUSE OF BETTY A. PETERMAN; UNKNOWN SPOUSE OF HENRY L. PETERMAN; CKS PRIME INVESTMENTS, 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

Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 27. 2025 entered in Civil Case No. 2024CA-002362CAAXES in 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 INDEN-TURE TRUSTEE FOR THE NOTE-HOLDERS OF CWABS INC., ASSET-BACKED NOTES, SERIES 2007-SEA1, Plaintiff and BETTY A. PETERMAN; HENRY L. PETERMAN; CKS PRIME INVESTMENTS, LLC are defendants, Nikki Alvarez-Sowles, Clerk of Court,

lowing described property as set forth in

said Final Judgment, to-wit:. LOT 14, MEADOWOOD ES-TATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 106, BEING A REPLAT OF LOTS 1 THRU 8, BLOCK B, UNIT 1 OF ZEPHYR PINES, AS RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 39732 Meadowood Loop, Zephyrhills, FL 33542 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

If you need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appear-ance is less than 7 days. If you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 2390.000283 Mar. 28; Apr. 4, 2025 25-00584P

FIRST INSERTION NOTICE OF FORECLOSURE SALE

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

2023CA004883CAAAXWS SELECT PORTFOLIO SERVICING,

INC., Plaintiff, vs. CONNIE SHIRE, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2024, and entered in 2023CA004883CAAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and CONNIE SHIRE; STATE OF FLORIDA; STEVEN BROWN; MARGIE BINION; CITY OF NEW PORT RICHEY, FLORIDA; CLERK OF COURT PASCO COUNTY FLORIDA; MIDLAND FUNDING LLC; STATE OF DEPARTMENT OF FLORIDA REVENUE; NANCY A. KELLING; UNKNOWN TENANT(S) IN POSSESSION N/K/A MIKE CORNETT are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on April 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 139, SUNSHINE PARK UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 67, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 1987 FLEET-WOOD MOBILE HOME ID #LFLGH2AH013208930 AND LFLGH2BH013208930. Property Address: 5929 ASHEN AVÊ, NEW PORT RICHEY, FL

34652

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa-

tion regarding transportation services. Dated this 25 day of March, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email amanda.murphy@raslg.com 24-230601 - RaO Mar. 28; Apr. 4, 2025 25-00610P





will sell the property at public sale at www.pasco.realforeclose.com beginning at 11:00 AM on April 28, 2025 the fol-



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legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

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



SECOND 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

Legal Description: LOT 48 CAR-

PENTER'S RUN PHASE III, AS

PER PLAT HEREOF, RECORD-

ED IN PLAT BOOK 27, PAGES

More commonly known as: 1805

Candlestick Court, Lutz, FL.

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of

116 THROUGH 118.

33559 ("Property").

45.031.

NOTICE.

Final Judgment for Partition, to wit:

SUBSEQUENT INSERTIONS

tance. Please contact either the Pasco

County Customer Service Center, 8731

Citizens Drive, New Port Richev, FL

34654, (727) 847-2411 (V) or the Pas-

co County Risk Management Office,

7536 State Street, New Port Richev,

FL 34654, (727) 847-8028 (V) at least

7 days before your scheduled court

appearance, or immediately upon re-

ceiving this notification if the time be-

fore the scheduled appearance is less

than 7 days; if you are hearing or voice

Dated Friday, March 14, 2025. IVANOV & WOLF, PLLC

--- SALES / ESTATE ----

--- ACTIONS ----

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE COUNTY COURT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024CC007087CCAXES

PKB CARRIERS, LLC. and PHILIP

BELL, a/k/a PHILIP JOHN BELL,

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 at-torney, 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 immedi-

ately thereafter; otherwise, a default

will be entered against you for the relief

MILESTONE BANK, f/k/a LCA

BANK CORPORATION,

Plaintiff, vs.

Defendants

To: Philip Bell, a/k/a

27724 Sky Lake Circle

Wesley Chapel, FL 33544

Philip John Bell, Jr.

JR.,

FOURTH INSERTION

demanded in the Complaint. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this 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:

THIRD 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 HOME-OWNERS 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, Tam-

service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.co March 7, 14, 21, 28, 2025 25-00449P pa, Florida 33602, on or before thirty

(30) days after the date of first publica-tion 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 appear-ance 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/es, 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 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)

 \mathcal{O}

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH

COUNTY

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-

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

hillsclerk.com PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

> POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

munity 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

OF THIS NOTICE ON THEM.

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

WHEN PUBLIC NOTICES **REACH THE PUBLIC, EVERYONE BENEFITS.**

This is like putting the fox in charge of the hen house.

March 21, 28, 2025

OF THE FIRST PUBLICATION OF BARRED. THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

The date of first publication of this

SANDRA L. MILLER

2920 Hurley Pond Road Wall, NJ 07719 25-00552P

the Lis Pendens must file a claim in ac-3310 W. Cypress St, cordance with Florida Statute, Section Suite 206 Tampa, FL 33607 AMERICANS WITH DISABILITY Telephone: 813-870-6396 ACT: If you are a person with a dis-Matt@IWFirm.com By: /s/ Matthew D. Wolf ability who needs any accommodation MATTHEW D. WOLF, FBN: 92611 in order to participate in this proceeding, you are entitled, at no cost to March 21, 28, 2025 25-00517P you, to the provision of certain assis-

impaired, call 711.

Attorney for Plaintiff

SECOND INSERTION court ON OR BEFORE THE LATER IN OF 3 MONTHS AFTER THE TIME

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative

Rebecca C. Bell Attorney for Personal Representative

FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

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

viving spouse is property to which the Florida Bar No. 0223440 Florida Uniform Disposition of Com-Delzer, Coulter & Bell, P.A 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com



LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated 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



--- PUBLIC SALES ----

SECOND 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 properly 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 sever utilities, stormwater management, landscape, hardscape and irrigation improvements, and other infrastructure ("Im-provements"), 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 per Dwelling Unit/1,000 Square Feet	Annual Debt Service per Dwelling 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; PRO-VIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL AS-SESSMENTS 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 DE-VELOPMENT 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

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 advalorem 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.

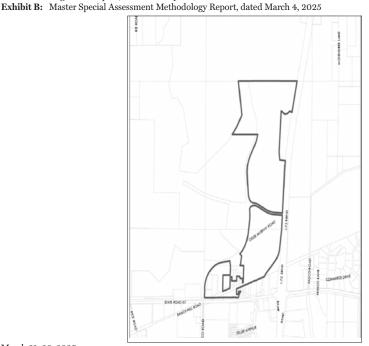
PASSED AND ADOPTED this 4th day of March, 2025.

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 Attest:

/s/ Cindy Cerbone Secretary/Assistant Secretary

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

Exhibit A: Engineer's Report, dated January 2025



March 21, 28, 2025

25-00534P

SECOND 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

FOURTH 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,

SECOND INSERTION NOTICE TO CREDITORS

RE: FRANK A. BLADT, Deceased ALL PERSONS HAVING TO: CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, estab-

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

SECOND INSERTION

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

25-00528F



Northpointe Parkway, Lutz, Florida 33588 to consider the Board's ocated at 2101 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



lished 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.

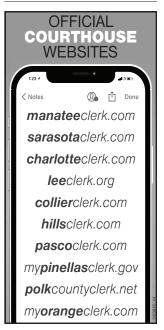
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED

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

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

Cvpress St, Tampa, FL 33607, March 21, 28, 2025 25-00548P



--- PUBLIC SALES ---

SECOND 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 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. 1 NOTICE OF REGULAR MEETING OF 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 1-75, 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 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 \$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

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*
Residential				
TH	230	\$16,817,415.04	\$73,119.20	\$6,909.56
MF	680	\$33,147,368.77	\$48,746.13	\$4,606.38
SFD 40'	186	\$18,133,560.56	\$97,492.26	\$9,212.75
SFD 50'	411	\$50,086,649.13	\$121,865.33	\$11,515.94
Total Residential	1,507	\$118,184,993.49		
Non-Residential Commercial/Retail	20,000	\$1,827,979.90	\$91,398.99	\$8,636,96
Total Non-Residential	20,000	\$1,827,979.90		\$6,000.00

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)

sessments 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 ax 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

\$120,012,973.38

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 add 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 DIS-TRICT NO. 1 DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTI-MATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVE-MENTS 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 PUBLI-CATION 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 DE-VELOPMENT 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 financingrelated 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 abut-ting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided

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 advalorem 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 as-sessments 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.

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

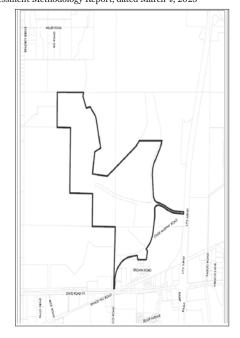
/s/ Cindy Cerbone Secretary/Assistant Secretary

Attest:

Chair /Vice Chair, Board of Supervisors

s/ Lane Gardner

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

SECOND INSERTION **KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

SECOND INSERTION KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

SECOND 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

April 14, 2025

Time: 11:00 a.m.

Springhill Suites by Marriott Tampa Suncoast Parkway Place: 16615 Crosspointe Run

Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms and instruc-tions 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

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 Blyd, 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 appea 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.

Distric March 2

25-00531P

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, 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	
6P	March 21, 28; April 4, 11, 2025	25-00555P

t	Manager				
ι,	28; April	4,	11,	2025	

25-00556

---- ESTATE ----

SECOND 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. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is March 21, 2025. Personal Representative: Donna Connolly

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

All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN

16022 Glen Haven Drive

25-00553P

SECOND 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 is set forth below.

All creditors of the decedent and other persons having claims or de-mands 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 732.2211, Florida Statutes.

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

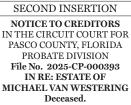
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES, SEC-TION 733.702, WILL BE FOREVER BARRED.

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

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

REBECCA J. TAYLOR Personal Representative

17903 Lake Carlton Drive, Apt. D, Lutz, Florida 33558 Lexy M. Bubley, 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@bubleylaw.com March 21, 28, 2025 25-00550P



The administration of the estate of MI-CHAEL 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. 732.2211, Florida Statutes.

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

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

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

notice is March 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

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

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

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

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

notice is March 21, 2025. Personal Representative: Cvnthia 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 25-00516P March 21, 28, 2025

SECOND 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. BOGS, 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 732.2211. 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

SECOND 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 oth-

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

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

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

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

THE PERSONAL REPRESENTA-TIVE 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 DISPO-SITION OF COMMUNITY PROP-ERTY 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:

MARINA EDWARS

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

SECOND 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),

Decedent. 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

and persons having claims or demands against the Decedent's Estate, including unmatured, 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 Dece-dent's death by the Decedent or the De-

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

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. 732.2211, Florida Statutes.

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

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

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

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 per-

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

SECOND INSERTION

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 21, 2025.

DOUGLAS G. NASH AKA DOUGLAS GENE NASH Deceased.

SECOND INSERTION

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 unmatured, 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

cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732 2211 Florida Statutes

The date of the first publication of this Notice is March 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 25-00551P March 21, 28, 2025

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 sonal 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, **Personal Representative:** Laura L. Pugliese

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

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.

SECOND INSERTION

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

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

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

BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: March 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

--- 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 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 benefitted 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:

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	

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 con-

struction 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 DEVELOP-MENT 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 AS-SESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PRO-VIDING 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:

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

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

3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$61,168,958.40 (hereinafter referred to as the "Estimated Cost").

6. 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. 7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or

real property benefited by the Project as set forth in the Assessment Report:

a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report. b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

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

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

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public. 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and

lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

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

Passed and Adopted on March 11, 2025.

New Port Corners Community Development District

/s/ Debby Wallace Assistant Secretary

Attest:

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



25-00535P

--- ESTATE ----SECOND INSERTION

March 21, 28, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-390 IN RE: ESTATE OF DONALD C. LAPIERE AKA DONALD CHARLES LAPIERE

Deceased.

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes

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

NOTICE 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

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

(Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-000466-WS In Re The Estate Of:

NOTICE TO CREDITORS

SECOND INSERTION

DORIS GWENDOLYN BRATCHER, Deceased.

TO ALL 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. NOT-WITHSTANDING ANY OTHER

The administration of the estate 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,

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

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

The date of first publication of this notice is March 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: cyndi@lyonslawgroup.com March 21, 28, 2025 25-00521P 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 Richev, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

TIVE 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 DISPO-SITION OF COMMUNITY PROP-ERTY 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 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 of \$100.00 and that the names and address of those to whom it has been assigned by such order are:

Address Name 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 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.

Person 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@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 March 21, 28, 2025 25-00518P



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



SECOND 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

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, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORGE OF IVERA: DIS-COVER BANK; FLORIDA HOUSING FINANCE CORPORATION; PASCO COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA DE-PARTMENT OF REVENUE; JULIA P. CAVALIER A/K/A JULA 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 NUM-BER: (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.

 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.
If Defendants file motions, the

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 PAS-CO 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 JULA 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 Plain-tiff 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 COUN-TY, FLORIDA.

Property Address: 4037 LAS VE-GAS 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 cancelation 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 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 INFORMA-TION 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 PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

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 REPRESENTA-TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY-ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH EITHER THE PINEL-LAS 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 ADDITION-AL 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 PROP-ERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROP-ER INFORMATION.

IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CON-TACT A LEGAL SERVICES OFFICE, SUCH AS: GULFCOAST LEGAL SERVICES, INC., 314 S. MISSOURI AVE., SUITE 109, CLEARWATER, FL 33756, (727) 443-0657 / COMMUNI-TY LAW PROGRAM, 501 FIRST AVE N., ROOM 519, ST. PETERSBURG, FL 33701, (727) 582-7480 / BAY AREA LEGAL SERVICE, INC., 4948 CEN-TRAL AVE., ST. PETERSBURG, FL 33707, (800) 625-2257 / BAY AREA LEGAL SERVICE, INC., 37718 ME-RIDIAN AVENUE, DADE CITY, FL 33532 (800) 625-2257 / BAY AREA LEGAL SERVICE, INC., 8406 MAS-SACHUSETTS AVE, STE B-2, NEW PORT RICHEY, FL 34653, (800) 625-2257 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVIC-ES. 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 CON-TACT ONE OF THESE SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AF-TER 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, reforeclosure 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 FI-NAL JUDGMENT SHOULD BE SET FORTH IN BOLD TYPE AND CON-SECUTIVELY NUMBERED PARA-GRAPHS).

March 21, 28, 2025 25-00509P

SECOND 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 CAPA CITY 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, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 94-106 INCLUSIVE, OF PUBLIC RE-CORDS 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 email address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-MATION 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 HEAR-ING IMPAIRED CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE 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

Attorney for Plaintiff

March 21, 28, 2025

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

TDP File No. 23-003190-1

attorney @padgettlawgroup.com

25-00512P

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.,

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 ASSOCIA-TION, INC. and WYNDTREE PHASE

SECOND INSERTION

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

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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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 Richev, 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

SECOND INSERTION

--- ACTIONS / SALES ---

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 TIM-OTHY JOSEPH MCCORMICK 13312 SEA BRIDGE DR HUDSON, FL 34669 UNKNOWN SPOUSE OF TIMOTHY MCCORMICK A/K/A TIMOTHY JOSEPH MCCORMICK 13312 SEA BRIDGE DR HUDSON, FL 34669 YOU ARE NOTIFIED that an action

A portion of the North 1/2 of the

Southeast 1/4 of Section 16, Town-

for Foreclosure of Mortgage on the following described property: LOT 457, LAKESIDE PHASE 3, AS PER PLAT THEREOF, RE-CORDED 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.

SECOND INSERTION

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-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, CUS-TOMERS BANK is the Plaintiff and the Defendants are: R.S. SUPPLY TSY LLC: SLIBERTY4 LLC: BROTHERS FREIGHT MANAGEMENT, LLC; TSY HOLDINGS INC; TSYUPA HOLD-INGS. 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

ship 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 feet 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

ginning. 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-

of 184.29 feet to the point of be-

co County, Florida, being further described as follows: Commence at the Southeast cor-

ner 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 ease ment 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

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 25-00511P March 21, 28, 2025

Sparge Street, Port Richev, FL 34668

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA004102CAAXES LAKEVIEW LOAN SERVICING, LLC. Plaintiff, VS.

NOTICE OF ACTION

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, WILDER-NESS LAKE PRESERVE -PHASE III, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 53, PAGE(S) 102 THROUGH 112, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

SECOND INSERTION

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

FLORIDA CIVIL DIVISION Case No.: 2024-CA-002247 CITY OF NEW PORT RICHEY,

Plaintiff, v. UNKNOWN TRUSTEE OF THE TRUST AGREEMENT DATED THIS 15 DAY OF FEB 2018, AND KNOWN AS BISCAYNE LAW FIRM NATIONAL BANK INVESTMENT TRUST NO. 20186713,

Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 21, 2025 and entered in Case No. 2024-CA-002247 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Unknown Trustee of the Trust Agreement dated this 15 day of Feb 2018, and known as Biscayne Law Firm National Bank Investment Trust No. 20186713 is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www. pasco.realforeclose.com at 11:00 a.m. on April 23, 2025 the following described properties set forth in said

Final Judgment to wit: Lot 20, CONGRESS PARK, according to plat thereof as recorded in Plat Book 10, Page 140, of the Public Records of Pasco County, Florida

Property No.: 33-25-16-076A-

PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delrav 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

00000-0200

Address: 6713 Celeste Lane, New Port Richey, FL 34653

Any person or entity claiming an inter-est in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

Dated in Pasco County, Florida, on March 12, 2025. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 March 21, 28, 2025 25-00514P

SECOND INSERTION

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

NOTICE OF SALE

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 DIS-TANCE 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

NOTICE OF FORECLOSURE SALE

FLORIDA GENERAL JURISDICTION

Case No. 2018CA001233CAAXES Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA11, Plaintiff, vs. Theresa D. Slovak a/k/a

SECOND INSERTION

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

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 DE-GREE 30'13" EAST 147.64 FEET TO THE POINT OF BEGIN-NING, KNOWN AS LOT 674 NORTH GROVE ADDITION TO LAKE PADGETT ESTATES, PASCO COUNTY, FLORIDA. TAX ID:

 $19\hbox{-}26\hbox{-}19\hbox{-}0270\hbox{-}00000\hbox{-}6740$ 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 25-00508P March 21, 28, 2025

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 ES-TATES, UNIT THREE, UN-RECORDED 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 O 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 DIS-TANCE 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 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 Heggestad Florida Bar #85039 Lauren Heggestad, Esq. NN - 22-009031 March 21, 28, 2025 25-00507P 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 Accredit 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 AD-DITION 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

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