

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, David Caruso, Enterprises, LLC, a Florida limited liability company, desires to engage in business under the fictitious name of Statewide Custom Cabinets of Florida, at 38535 Palm Grove Drive, Zephyrhills, FL 33542. Notice is further given that the undersigned intends to register this fictitious name with the Florida Department of State, Division of Corporations, Tallahassee, Florida. Dated: 3/28/25 David Caruso Enterprises, LLC A Florida limited liability company By: Anne M. Caruso Member April 11, 202525-00716P	

--- TAX DEEDS ---

FIRST INSERTION	
<b>Notice of Application for Tax Deed 2024XX000221TDAXXX</b> NOTICE IS HEREBY GIVEN, That ANDRES JUSTINO MACIAS, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1800316 Year of Issuance: 06/01/2019 Description of Property: 26-23-21-0040-00400-0030 TRILCOOCHEE MB 3 PG 95 LOTS 3, 4 BLK 4 Name(s) in which assessed: EST OF LUDVIK HLAVAC LUDVIK B HLAVAC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 24, 2025 at 10:00 am. April 4, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk April 11, 202525-00667P	

FIRST INSERTION	
<b>Notice of Application for Tax Deed 2024XX000238TDAXXX</b> NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1805861 Year of Issuance: 06/01/2019 Description of Property: 15-25-17-0060-07800-0260 BLK 78 MOON LAKE NO 6 MB 4 PGS 90, 91 LOTS 26, 27 Name(s) in which assessed: MARY A FAUCETTE MARY A MICHAEL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on April 24, 2025 at 10:00 am. April 4, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk April 11, 202525-00668P	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Method located at 22515 Weeks Blvd, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes, Florida, this 7th day of April, 2025. NIEVES EFFECT LLC April 11, 202525-00678P	

FIRST INSERTION	
<b>NOTICE OF FORFEITURE PROCEEDINGS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>Case No.: 2025-CA-000575</b> <b>IN RE: FORFEITURE OF:</b> <b>One (1) 2004 Mercury Grand Marquis (VIN: 2MEFM74W54X684135)</b> ALL PERSONS who claim an interest in the following property: One (1) 2004 Mercury Grand Marquis (VIN: 2MEFM74W54X684135), which was seized because said property is alleged to be contraband as defined by Sections 932.70(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about February 14, 2025, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. April 11, 18, 202525-00681P	

FIRST INSERTION									
<b>NOTICE OF PUBLIC SALE</b> NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on April 29, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line April 18, 2025, at 6:00am and ending April 29, 2025, at 12:00pm to satisfy a lien for the follow unit (s). <table><tr><td>Name</td><td>Unit</td></tr><tr><td>Kim Dye</td><td>E016</td></tr><tr><td>Lacie A. Snyder</td><td>I402</td></tr><tr><td>April 11, 18, 2025</td><td>25-00712P</td></tr></table>		Name	Unit	Kim Dye	E016	Lacie A. Snyder	I402	April 11, 18, 2025	25-00712P
Name	Unit								
Kim Dye	E016								
Lacie A. Snyder	I402								
April 11, 18, 2025	25-00712P								

FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ash N Al, located at 7814 blackstone dr., in the City of Port Richey, County of Pasco, State of FL, 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 of April, 2025. Brian Keith Lankenau 7814 blackstone dr. Port Richey, FL 34668 April 11, 202525-00715P	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Nano Box 3D located at 31228 Masena Dr, in the County of Pasco, in the city of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel, Florida, this 9th day of April, 2025. Chris Hayes April 11, 202525-00717P	

FIRST INSERTION	
<b>NOTICE OF RULE DEVELOPMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT</b>	

In accordance with Chapters 120 and 190, Florida Statutes, the Dupree Lakes Community Development District ("District") hereby gives notice of its intent to develop rules related to parking enforcement and towing of unauthorized vehicles. The purpose and effect of these rules are to provide for efficient and effective operations of the District. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. A public hearing will be conducted by the District on May 20, 2025, at 6:00 p.m., at the Dupree Lakes Clubhouse, 6225 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

Additional information regarding this public hearing may be obtained from the District's website, https://www.dupreelakescdd.org/, or by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling (813) 344-4844.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Government Management Services - Tampa, LLC at 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-4844.

Jason Greenwood  
District Manager  
April 11, 2025

25-00669P
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FIRST INSERTION	
<b>NOTICE OF ACTION FOR PARENTING PLAN AND CHILD SUPPORT</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>Case No.: 2018DR005850DRAXWS</b> <b>Division: N2</b> <b>PAMELA CHRISTINE HUSTY</b> <b>Petitioner and</b> <b>JASON ROLAND SHEDDEN</b> <b>Respondent.</b> TO: PAMELA HUSTY 5121 State Road 54, New Port Richey, FL 34652 YOU ARE NOTIFIED that an action for Parenting Plan and Child Support has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lee Harang, Esq. counsel for Responden-VCounter Petitioner whose address is 10425 Lightner Bridge Drive, Tampa, FL 33626 on or before 05/05/2025, and file the original with the clerk of this Court at WEST PASCO JUDICIAL CENTER 7531 LITTLE ROAD NEW PORT RICHEY FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.	

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

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

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

DATED March 27, 2025

Nichole Alvarez/Sowles  
CLERK OF THE CIRCUIT COURT  
Pasco County Clerk & Comptroller  
(SEAL) By: /s/ Bevely Bray  
Deputy Clerk

April 11, 18, 25; May 1, 2025	25-00701P
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FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b> United of Pasco Self Storage, U-Store Ridge Rd., and U-Store Zephyrhills will be held on April 29th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. <b>U-Store, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM</b> B340 Richard McCullen B300 Charisma Taylor <b>Immediately Following at U-Store Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668</b> F222 John Perry <b>Immediately Following at U-Store Zephyrhills 36654 SR 54 Zephyrhills, FL 33541</b> D30AC Lisa Harrell F27 John Bueno B9 Tina Lord F7 Michelle Young April 11, 18, 202525-00713P	

FIRST INSERTION	
<b>NOTICE OF RULE DEVELOPMENT BY THE DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT</b>	

FIRST INSERTION	
<b>NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT</b>  The Board of Supervisors of the Bexley Community Development District will hold a meeting on April 23, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone. Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Wesley Elias District Manager April 11, 202525-00714P	

FIRST INSERTION	
<b>Notice of Special Meeting of the Board of Supervisors of Epperson North Community Development District</b>	

Notice is hereby given that the Board of Supervisors (the "Board") of the Epperson North Community Development District (the "District") will conduct a Special Meeting on Monday, April 28, 2025, at 6:00 p.m. at the Epperson North Lake House 9045 Ivy Stark Blvd. Wesley Chapel, Florida 33545.

Copies of the agenda will be available by emailing the District Manager at jgreenwood@gms-tampa.com. The District Manager's office can be reached telephonically at (561) 789-8729.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before 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 assistance in contacting the District Manager's office.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Kristee Cole  
District Manager  
April 11, 202525-00670P

FIRST INSERTION	
<b>NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT</b>	

A public hearing will be conducted by the Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") on May 13, 2025, at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in a newspaper of general circulation on April 4, 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, c/o Wrathell, Hunt and 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 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

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

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

District Manager  
Harvest Hills Community Development District  
April 11, 202525-00671P

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Pa'lla Va located at 10241 little rd in the City of new port richy, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of April, 2025. VIA MUNDI MULTISERVICES April 11, 202525-00680P	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> 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 4th day of April, 2025. Whitemoon Arts LLC April 11, 202525-00679P	

FIRST INSERTION	
<b>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 2025CP000419CPAXWS</b> <b>IN RE: ESTATE OF</b> <b>STEPHEN R. LINTZENICH, Deceased.</b>	

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of STEPHEN R. LINTZENICH, deceased, File Number 2025CP000419CPAXWS by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 104, New Port Richey, Florida 34654, that the decedent's date of death was December 27, 2024, that the total value of the estate is \$25,638 (estimated), and that the names and addresses of those to who it has been assigned by such Order are:

Name Address  
HEATHER MARIE SOUTHARD  
1452 Hill Drive  
Largo, FL 33770

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: April 11, 2025.

**Person Giving Notice:**  
**HEATHER MARIE SOUTHARD**  
1452 Hill Drive  
Largo, FL 33770

Attorney for Person Giving Notice:  
THEODORE R. SCHOFNER,  
ESQUIRE  
Florida Bar No. 381357 /  
SPN: 01243397  
2117 Indian Rocks Road  
Largo, Florida 33774  
Telephone: (727) 588-0290  
Fax: (727) 584-0932  
Email: info@elderlawattorney.com  
April 11, 18, 202525-00684P

FIRST INSERTION	
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</b> <b>File No. 2024-CP-766</b> <b>IN RE: ESTATE OF</b> <b>ROBERT DUANE MOHR, Deceased.</b>	

The administration of the estate of Robert Duane Mohr, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 5415 Gulf Drive, New Port Richey, FL 34652. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 11, 2025.

**Personal Representative:**  
**Ranie D. Ruthig**  
4428 Oklawaha Lane  
New Port Richey, FL 34655  
Attorney for Personal Representative:  
Nicholas J. Roefaro, FL Bar No. 089217  
nick@roefarolaw.com  
cherrie@roefaro1aw.com  
ROEFARO LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
April 11, 18, 202525-00693P

Q&A

IV18237\_V22

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.



--- PUBLIC SALES ---

FIRST INSERTION

KENTON 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 Kenton Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: May 2, 2025  
TIME: 11:00 AM  
LOCATION: Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, 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  
April 11, 18, 202525-00672P

FIRST INSERTION

The Northridge 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 Northridge Community Development District ("District") will hold a public hearing and a regular Board meeting on Monday, May 12, 2025 at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes Florida, 34638 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

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

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at 813-873-7300 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.

Bryan Radcliff, District Manager  
April 11, 18, 25; May 2, 202525-00674P

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer on April 4, 2025.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and 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 the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2016). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

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

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

DATE: Monday, May 12, 2025  
TIME: 11:00 a.m.  
PLACE: Springhill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run Land O'Lakes, FL 34638

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty-one (21) days after the date of this Notice.

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

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

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

Northridge Community Development District  
Bryan Radcliff, District Manager  
April 11, 202525-00675P

FIRST INSERTION

KENTON COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on May 2, 2025 at 11:00 a.m. at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.

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

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

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

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

District Manager  
April 11, 202525-00673P

FIRST INSERTION

HOPE INNOVATION DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Hope Innovation District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$159,945.00. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

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

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

Proposers must provide two (2) copies of their proposal and an electronic copy (USB) to the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, 407-723-5900 in an envelope marked on the outside "Auditing Services, Hope Innovation District." Proposals must be received by 3:00 p.m. on May 9, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Lynne Mullins  
District Manager  
April 11, 202525-00677P

--- ACTIONS ---

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.:  
2024CA001076CAAXWS  
AMERISAVE MORTGAGE CORPORATION

Plaintiff(s), vs.  
TRAVIS DIETRICH; et al.,  
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 31, 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](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 8th day of May, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT RICHEY, COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: LOT 669, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, AS DESCRIBED IN O.R. BOOK 727, PAGE 275; AMENDED IN O.R. BOOK 739, PAGE 153, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 11205 White Oak Lane, Port Richey, FL 34668

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above

styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,  
/s/ Betzy Falgas  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 24-001938-1  
April 11, 18, 202525-00710P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2024-CP-1886-WS  
IN RE: ESTATE OF  
LEONARD RAY CLEMENTS  
Deceased.

The administration of the estate of LEONARD RAY CLEMENTS, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 11, 2025.

Personal Representative:  
Leonard Ray Clements, Jr  
947 East 24th St.  
Buena Vista, VA 24416

Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
April 11, 18, 202525-00692P

FIRST INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is April 11, 2025.

Personal Representative:  
William Samuel Hanlon, III  
16189 Forzando Avenue  
Brooksville, FL 34604

Attorney for Personal Representative:  
Mark A Rothman  
E-mail Addresses:  
info@yourprobatesource.co,  
info@orcaei.com  
Florida Bar No. 968609  
3632 Land O'Lakes Blvd., #106-21  
Land O'Lakes, FL 34639  
Telephone: (855) 727-7279  
April 11, 18, 202525-00694P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
51-2025-CP-0553-WS  
IN RE: ESTATE OF  
THERESA K. EBLING a/k/a  
THERESA KLEMANN  
EBLING a/k/a THERESA  
EBLING a/k/a THERESA K.  
SCHERER  
Deceased.

The administration of the estate of Theresa K. Ebling a/k/a Theresa Klemann Ebling a/k/a Theresa Ebling a/k/a Theresa K. Scherer, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is: April 11, 2025.

Personal Representative:  
Michelle Kameck  
1450 Burns Road  
Angola, New York 14006

Attorney for Personal Representatives:  
Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
WILLIAMS & DODDRIDGE PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatetrustlaw.com  
Secondary E-Mail:  
stacey@flprobatetrustlaw.com  
April 11, 18, 202525-00697P

PUBLISH YOUR LEGAL NOTICE

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

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer


1/2/2025, 1/2/25



<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  PROBATE DIVISION Case No.: 2025CP000429CPAXES IN RE: Estate of <b>JOHN WILLIAM HARRIS, IV, a/k/a JOHN W. HARRIS, IV, a/k/a JOHN HARRIS, IV, Deceased.</b></div> <div>The administration of the estate of JOHN WILLIAM HARRIS, IV, a/k/a JOHN W. HARRIS, IV, a/k/a JOHN HARRIS, IV, deceased, whose date of death was DECEMBER 8, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>MELISSA HARRIS</b> 30338 Princess Bay Drive Wesley Chapel, FL 33545 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 April 11, 18, 202525-00689P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000305 IN RE: ESTATE OF EARLE ROY BENSON Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Earle Roy Benson, deceased, 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 December 6, 2024; that the total value of the estate is \$49,826.42 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Craig Tomlinson 12828 Beck Road Hudson, IA 50643 Michael Tomlinson 7506 Cypress Knoll Drive New Port Richey, FL 34653 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The date of first publication of this notice is April 11, 2025. <b>Person Giving Notice:</b> <b>Michael Tomlinson</b> 7506 Cypress Knoll Drive New Port Richey, Florida 34653 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 April 11, 18, 202525-00686P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  PROBATE DIVISION Case No.: 2025CP000239CPAXES IN RE: Estate of <b>DANIEL J. SMAHA, Deceased.</b></div> <div>The administration of the estate of DANIEL J. SMAHA, deceased, whose date of death was OCTOBER 3, 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 ancillary personal representative and the ancillary personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>DANIEL J. SMAHA</b> 10 Hunter Lane Bowdoinham, ME 04008 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 April 11, 18, 202525-00690P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-579 IN RE: ESTATE OF RICHARD ROVEGNO, aka RICHARD H. ROVEGNO Deceased.</div> <div>The administration of the estate of RICHARD ROVEGNO, also known as RICHARD H. ROVEGNO, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: April 11, 2025. Signed on this 28th day of March, 2025. <b>ROBERTA C. ROVEGNO</b> <b>Personal Representative</b> 9101 Sunshine Blvd. New Port Richey, FL 34654 Rebecca C. Bell Attorney for Personal Representative Florida Bar No. 0223440 Delzer, Coulter &amp; Bell, P.A. 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 Email: rebecca@delzercoulter.com April 11, 18, 202525-00683P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000436 IN RE: ESTATE OF GERALD H. RAMSEY Deceased.</div> <div>The administration of the estate of Gerald H. Ramsey, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>Nicole Dean</b> 13037 Chaddsford Terrace Manassas, VA 20112 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 April 11, 18, 202525-00685P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP000520CPAXWS Division Probate IN RE: ESTATE OF CAROL A. MASSARI, Deceased.</div> <div>The administration of the estate of Carol A. Massari, deceased, whose date of death was March 5, 2025, 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025. <b>Personal Representative:</b> <b>Lisa Loren Amoroso</b> 8313 Creedmoore Lane New Port Richey, FL 34654 Attorney for Personal Representative: John W. Hudzietz II, Esq. E-Mail Addresses: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz &amp; Mancini, P.A. 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 April 11, 18, 202525-00687P</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP000500CPAXWS Division J IN RE: ESTATE OF PAUL S. ZYTYNSKI AKA PAUL STEPHEN ZYTYNSKI Deceased.</div> <div>The administration of the estate of PAUL S. ZYTYNSKI AKA PAUL STEPHEN ZYTYNSKI, deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, 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,</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000216CPAXWS IN RE: ESTATE OF DESMOND FRANCIS DERKOVITZ Deceased.</div> <div>The administration of the estate of DESMOND FRANCIS DERKOVITZ, deceased, whose date of death was July 29, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7350 Little Road, Room 316, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000424 IN RE: ESTATE OF WILLIAM E. LANDSEADEL, Deceased.</div> <div>The administration of the Estate of WILLIAM E. LANDSEADEL, Deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 10538 Crimson Lane, Trinity, FL 34655. 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,</div>
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TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business  
Observer

1V20906\_V33







--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING FOR RULES GOVERNING RECREATIONAL FACILITIES  
BY THE DEERBROOK COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Deerbrook Community Development District (“District”) on May 13, 2025, at Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, at 9 a.m.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its Amenity Rules and Rates. The proposed Amenity Rules and Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Rules and Rates is to provide for efficient and effective District operations of the District’ amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes, and specifically to (1) authorize the District’s Board of Supervisors to authorize a non-resident user rate equal to the average annual total debt service assessment and operations and maintenance assessment for a residential 50’ Lot within the District; (2) to provide additional enforcement authority, such as monetary fines and penalties up to \$1,000 per violation pursuant to Section 120.69(2), Florida Statutes, for rule violations; and (3) to provide for rules regarding policy violations such as trespass. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in Business Observer on April 4, 2025.

Room / Area	Rental Fee	Deposit
Club Room	\$200	\$250
Activity/Art Room	\$200	\$250
Club Room AND Activity/Art Room	\$400	\$450

\* Rate and deposit based on facility being rented, type of event, and staffing needs.

Item	Fee
Additional Daily Guest Pass	\$10
Replacement of Damaged, Lost, or Stolen FOB	\$30
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35

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.

The 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 the 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 provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33641; Ph: (813) 933-5571 (hereinafter, the “District Office”) at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A copy of the proposed rules may be obtained by contacting the District Manager’s Office at 3434 Colwell Ave, Suite 200, Tampa, Florida 33641, or by calling (813) 933-5571.

Lynn Hayes  
District Manager  
April 11, 2025

25-00676P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA.  
CASE NO.

**2022CA002056CAAXES  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST  
c/o U.S. Bank Trust National  
Association,  
Plaintiff, vs.  
VOGEL, CHRISTOPHER, et. al.,  
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA002056CAAXES of the Circuit Court of the 6TH Judicial Circuit in and for PASCO County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. Bank Trust National Association, Plaintiff, and VOGEL, CHRISTOPHER, et. al., are Defendants, Clerk of Court, Nichole “Nikki” Alvarez-Sowles, will

sell to the highest bidder for cash at WWW.PASCO.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 19th day of May, 2025, the following described property:

LOT 67, WESLEY POINTE PHASES 2 & 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE(S) 27, 28 AND 29, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should

be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this 4th day of April, 2025.  
GREENSPOON MARDER LLP  
TRADE CENTRE SOUTH,  
SUITE 700  
100 WEST CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309  
TELEPHONE: (954) 343 6273  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343 6982  
Email 1:  
Karissa.Chin-Duncan@gmlaw.com  
Email 2: gmforeclosure@gmlaw.com  
By: /s/Karissa Chin-Duncan  
Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
21844.0337 / JSchwartz  
April 11, 18, 2025

25-00706P

FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2025 CA 000509

**MSR ASSET VEHICLE LLC,  
Plaintiff, VS.  
EDDY JULIO MARTINEZ OLIVA  
A/K/A EDD OLIVA; et al.,  
Defendant(s).**

TO: Eddy Julio Martinez Oliva a/k/a Edd Oliva  
Last Known Residence: 8705 Cutlass Dr Hudson, FL 34667  
TO: Unknown Spouse of Eddy Julio Martinez Oliva a/k/a Eddy J. Martinez  
Last Known Residence: 8705 Cutlass Dr Hudson, FL 34667

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 299, OF THE UNRECORDED PLAT OF SEA PINES, UNIT SEVEN, A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE RUN

ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 14, NORTH 0 DEGREE 05’ 02” WEST, A DISTANCE OF 1417.42 FEET; THENCE SOUTH 89 DEGREES 35’ 46” EAST, A DISTANCE OF 62.55 FEET; THENCE NORTH 0 DEGREE 03’ 14” EAST, A DISTANCE OF 300 FEET; THENCE NORTH 89 DEGREES 35’ 46” WEST, A DISTANCE OF 14 FEET; THENCE NORTH 0 DEGREE 03’ 14” EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 35’ 46” EAST, A DISTANCE OF 1300.94 FEET; THENCE NORTH 0 DEGREE 06’ 54” EAST, A DISTANCE OF 992.80 FEET; THENCE NORTH 0 DEGREE 03’ 14” EAST, A DISTANCE OF 157.20 FEET; THENCE NORTH 89 DEGREES 35’ 46” WEST, A DISTANCE OF 160.98 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREE 03’ 14” WEST, A DISTANCE OF 91.07 FEET; THENCE A DISTANCE OF 13.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID

CURVE HAVING A RADIUS OF 40 FEET AND A CHORD OF 13.49 FEET WHICH BEARS SOUTH 48 DEGREES 45’ 14” WEST; THENCE NORTH 89 DEGREES 35’ 46” WEST, A DISTANCE OF 53.95 FEET; THENCE NORTH 0 DEGREE 03’ 14” EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 35’ 46” EAST, A DISTANCE OF 64.04 FEET TO THE POINT OF BEGINNING. THE EASTERLY 3 FEET OF THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff’s attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before May 12th, 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

FIRST INSERTION

NOTICE OF SALE  
IN THE COUNTY COURT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL ACTION  
CASE NO.:

**2024CC005652CCAXES  
HAMILTON PARK OF PASCO  
COUNTY HOMEOWNER'S  
ASSOCIATION, INC.  
Plaintiff vs.**

**JANNA PARRAMORE, et al.  
Defendant(s)**

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure or Order dated April 2, 2025, entered in Civil Case No. 2024CC005652CCAXES, in the County Court in and for Pasco County, Florida, wherein HAMILTON PARK OF PASCO COUNTY HOMEOWNER'S ASSOCIATION, INC. is the Plaintiff, and JANNA PARRAMORE, et al., are the Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell the property situated in Pasco County, Florida, described as: LOT 39, BLOCK 1, HAMILTON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 140 TO 144 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PASCO: at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 a.m. on the 3rd day of June 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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.

s/ Anne M. Malley  
Anne M. Malley, Esquire  
(SPN 1742783, FBN 075711)  
36739 County Road 52,  
Suite 105  
Dade City, FL 33525  
Phone: (352) 437-5680  
Fax: (352) 437-5683  
Primary E-Mail Address:  
amalley@malleypa.com  
April 11, 18, 2025

25-00707P

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 April 7th, 2025.  
As Clerk of the Court  
By: Haley Joyner  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff’s attorney  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1221-17032B  
Ref#11025  
April 11, 18, 2025

25-00702P

--- ACTIONS / SALES ---

FIRST INSERTION

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

**2024CA000150CAAXWS  
U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.**

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 2024CA000150CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARY ANN GALLAGHER; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1438, COLONIAL HILLS UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 3626 CALERA DR, NEW PORT RICHEY, FL 34652

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

Dated this 8 day of April, 2025.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-168462 - MiM  
April 11, 18, 2025

25-00711P

FIRST INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.:

**2025CA000490CAAXWS  
TOWD POINT MORTGAGE  
TRUST 2022-3, U.S. BANK  
TRUST COMPANY, NATIONAL  
ASSOCIATION AS INDENTURE  
TRUSTEE,  
Plaintiff, vs.**

**ELEANOR L. SCHWARTZ A/K/A  
ELEANOR SCHWARTZ, et al.,  
Defendants.**

TO: ELEANOR L. SCHWARTZ A/K/A ELEANOR SCHWARTZ  
UNKNOWN SPOUSE OF ELEANOR L. SCHWARTZ

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

LOTS 26, 27, 28, AND 29, BLOCK 129, MOON LAKE ESTATES, UNIT NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 101 AND 102, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1995 STON MOBILE HOME ID #FLFL-R70A22620SK AND FLFL-R70B22620SK WHICH HAVE BEEN RETIRED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

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

& Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before MAY 12TH, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this April 8, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.  
Pasco County Clerk & Comptroller  
By: Shakira Ramirez-Pagan  
As Deputy Clerk

24-02460  
April 11, 18, 2025

25-00703P

Q&A

What is a public notice?

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

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

1V18237-V34

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

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

1V18237-V34



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

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

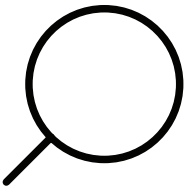


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

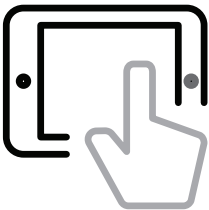
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



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

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

**Commercial Notices**



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

**Court Notices**



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

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

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



--- ACTIONS ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2024CA000728CAAXWS**  
**CMG MORTGAGE, INC.;**  
**Plaintiff, vs.**  
**JOHN A. SWICK, ET.AL;**  
**Defendants**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 31, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on April 29, 2025, the following described property:  
The South 150 feet of the South-easterly 300 feet of the following described TRACT 152 unrecorded LAKEWOOD ACRES UNIT 2; Commencing at the North-west corner of Section 5, Township 25 South, Range 17 East, Pasco County, Florida; go thence S 89° 23` 40" E along the North line of said Section 5 a distance of 732.20 feet; thence S 33° 30` 00" W a distance of 1023.05 feet to the POINT OF BEGINNING; continue thence S 33° 30` 00" W a distance of 330.00 feet; thence S 56° 30` 00" E A Distance Of 650.00 feet; thence N 13° 30` 00" E a distance of 330.00 feet; thence N 56° 30` 00" W a distance of 650.00 feet to the Point of Beginning.  
TOGETHER WITH THAT CERTAIN 2005 CHNC MOBILE HOME SITUATE THEREON - I.D. NUMBER JACFL26857A/B WHICH HAS BEEN RETIRED.  
Property Address: 12717 MORGAN RD, HUDSON, FL 34669  
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 PUBLISHED AS PROVIDED 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 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.  
Andrew Arias  
FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954) 644-8704;  
Fax: (954) 772-9601  
[ServiceFL@mlg-defaultlaw.com](mailto:ServiceFL@mlg-defaultlaw.com)  
[ServiceFL2@mlg-defaultlaw.com](mailto:ServiceFL2@mlg-defaultlaw.com)  
MLG No.: 24-00218  
April 11, 18, 2025 25-00708P

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD 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

SAVE TIME



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE  
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PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

W20P06



Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

SECOND INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS  
PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES,  
BY THE KENTON COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF  
THE KENTON COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Kenton Community Development District’s (“District”) Board of Supervisors (“Board”) hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	May 2, 2025
TIME:	11:00 a.m.
LOCATION:	Hilton Garden Inn Tampa Wesley Chapel 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments (“Debt Assessments”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “Project”), benefitting certain lands within the District. The Project is described in more detail in the Engineer’s Report (“Engineer’s Report”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the Master Special Assessment Methodology Report (“Assessment Report”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District consists of approximately 119.51 acres of land and is located entirely within Pasco County, Florida. The site is generally located south of County Road 52, west of County Road 577, north of Overpass Road, and east of Interstate 75. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

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 “District’s Office” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments  
The proposed Debt Assessments are in the total principal amount of \$22,270,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Townhomes	385	1.0	\$57,844	\$5,466

\*Amount includes principal only, and not interest or collect costs

\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall 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 County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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

RESOLUTION NO. 2025-29  
[DECLARING RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Kenton Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the District Engineer’s Report (“Project”), which is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“Assessments”) using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Records Office”);

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT:**

**1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

**2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

**3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project 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.

**4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is \$16,032,500(“Estimated Cost”).

B. The Assessments will defray approximately \$22,270,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$1,978,187 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

**6. ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

**7. PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, 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.

**8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	May 2, 2025
TIME:	11:00 a.m.
LOCATION:	Hilton Garden Inn Tampa Wesley Chapel 26640 Silver Maple Pkwy. Wesley Chapel, Florida, 33544

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

**9. PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

**10. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**11. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

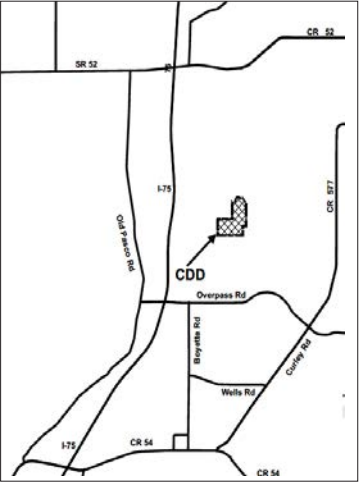
**12. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 7th day of February, 2025.**

Attest:  
/s/ /s/ Chesley E Adams, Jr.  
Secretary/Assistant Secretary

KENTON COMMUNITY DEVELOPMENT DISTRICT  
/s/ Michel Regignano  
Chair of the Board of Supervisors

Exhibit A: Engineer’s Report  
Exhibit B: Master Special Assessment Methodology Report



April 4, 11, 2025

25-00633P

THIRD 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 ADDITION, 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

SECOND INSERTION

KENTON COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT’S INTENT TO USE THE UNIFORM METHOD  
OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Kenton Community Development District (“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 May 2, 2025 at 11:00 a.m. at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.

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

April 4, 11, 18, 25, 2025

25-00617P

SECOND INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC  
6530 Accent Lane  
New Port Richey, FL 34653

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY  
(WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)  
TO: Doyne Lavoy Knight, Delores Wright (deceased)  
And Any Unknown Party(s) in Possession  
7417 Fast Lane Lot #196  
New Port Richey, FL 34653  
CMRR#9589-0710-5270-0136-5667-81

When you vacated the premises at 7417 Fast Lane; Lot #196, New Port Richey, FL 34653, the following personal property remained:

1976 STRAND MFG. CO/STRALE GRAY/BLUE UNKOWN MODEL;  
SINGLE WIDE MOBILE HOME; TITLE NO. 0013210281; VIN NO. 00450 and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **April 18, 2025** at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

**PLEASE NOTE:** If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.  
DATE April 2, 2025

SUNSHINE LAKE ESTATES MHC  
HOLDINGS, LLC

By: \_\_\_\_\_  
MARY CLARK, PARK MANAGER  
6530 Accent Lane  
New Port Richey, FL 34653  
(727)-842-3928

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.  
522 12th STREET WEST  
BRADENTON, FL 34205

April 4, 11, 2025

25-00663P



SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		FOURTH INSERTION			
<p><b>NOTICE OF ACTION</b> <b>FORECLOSURE PROCEEDINGS-PROPERTY</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CIVIL ACTION</b></p> <p><b>Case#:</b> <b>2024CA003293CAAXES</b></p> <p><b>DIVISION: Y</b></p> <p><b>Wells Fargo Bank, N.A.</b> <b>Plaintiff, -vs.-</b> <b>Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Barbara A. Niedosik a/k/a Barbara Ann Niedosik f/k/a Barbara A. Simon f/k/a Barbara Simon, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Mary Josephine Eberle a/k/a Mary-Jo Eberle a/k/a Mary F. Eberle a/k/a Mary-Jo Eberly f/k/a Mary Joe Simon; Ann Marie Horovitz f/k/a Ann Marie Niedosik; Unknown Spouse of Mary Josephine Eberle a/k/a Mary-Jo Eberle a/k/a Mary F. Eberle a/k/a Mary-Jo Eberly f/k/a Mary Joe Simon; Unknown Spouse of Ann Marie Horovitz f/k/a Ann Marie Niedosik; Bank of America, N.A.; Stagecoach Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).</b> <b>Defendant(s).</b> TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Barbara A. Niedosik a/k/a Barbara Ann Niedosik f/k/a Barbara A. Simon f/k/a Barbara Simon, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): UNKNOWN, Ann Marie Horovitz f/k/a Ann Marie Niedosik: 107 Michael Circle, Souderton, PA 18964 and Unknown Spouse of Ann Marie Horovitz f/k/a Ann Marie Niedosik: 1 07 Michael Circle, Souderton, PA 18964 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if ei-ther or both of said Defendants are dead, their respective unknown heirs, devisees,</p>		<p>grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendants; and the afore-mentioned named Defendants and such of the aforementioned unknown Defen-dants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-close a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:</p> <p>LOT 31, BLOCK 2, STAGE-COACH VILLAGE- PARCEL 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 120, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>more commonly known as 25427 Seven Rivers Circle, Land O Lakes, FL 34639.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before May 5th, 2025 and file the original with the clerk of this Court either before with service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded in the Complaint.</p> <p>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 sched-uled 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.</p> <p>WITNESS my hand and the seal of this Court on the 1st day of April, 2025.</p> <p>Nikki Alvarez-Sowles Circuit and County Courts By: Haley Joyner Deputy Clerk</p> <p>24-332178 FCol WNI April 4, 11, 2025 25-00659P</p>		<p><b>Notice Of Public Sale</b></p> <p>The following personal property of: Ronald Earl Riley and Judith Jean Riley will on April 21, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:</p> <p>1993 SAND Park Trailer, VIN KWP08B228, TITLE 63873703</p> <p>And all other personal property located therein</p> <p>Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, April 4, 11, 2025 25-00632P</p>		<p><b>Affordable Secure Storage – Hudson Public Notice</b></p> <p><b>Notice of Sale</b></p> <p>Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal prop-erty consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at pub-lic sale on the dates &amp; times indicated below to satisfy Owners Lien for rent &amp; fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 &amp; 83. 807. All items or spac-es may not be available for sale. Cash only for all purchases &amp; tax resale certificates required if applicable.</p> <p>A08: Paul Ney N01: Bre Joiner</p> <p>SALE NOTICE</p> <p>Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE April 19th AT OR AFTER: 11:00 A.M.</p> <p>April 3, 10, 2025 25-00635P</p>		<p><b>KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1</b> <b>NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</b></p> <p>Notice is hereby given that the KD52 Community Development District No. 1 (“Dis-tribut”) 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.</p> <p>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 utili-ties, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.</p> <p>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 col-lecting 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.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requir-ing 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.</p> <p>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.</p> <p>District Manager March 21, 28; April 4, 11, 2025 25-00555P</p>	
SECOND INSERTION		THIRD INSERTION		THIRD INSERTION		FOURTH INSERTION			
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 21, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p><b>PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432</b> <b>Time: 09:00 AM</b> <b>Sale to be held at www.storage treasures.com.</b> 1182 - Daniels, Destiny; 1225 - Diaz, Victoria; 1228 - Myers, Marina; 2137 - hughes, Frank; 2139 - Cascante, Stefano; 3128 - Brown, Karen; 3147 - Schloss, Roxanne; 3170 - Cooper, Whitney; 3207 - Thompson, Lucretia; 3271 - Goldstein, Kyira; 6015 - Allen, Joseph; 7004 - Baumstark, Samantha; 7007 - Tanzola, Andrew <b>PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376</b> <b>Time: 10:00 AM</b> <b>Sale to be held at www.storage treasures.com.</b> 01067 - Gayle, Clara; 01072 - Rush, LaShawn; 01087 - Todd, Gregory; 01104 - Serafini, Maggi Dominguez; 02067 - Wahl, Burt; 02138 - Pansey, Roy; 030471 - Green, Melvin; 03113 - Morrissey, Bryan; 03212 - Serafini, Maggi Dominguez; 04078 - Cruz, Michelle; 04213 - Richards, Ahmad <b>PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632</b> <b>Time: 10:15 AM</b> <b>Sale to be held at www.storage treasures.com.</b> 094 - Rosser, Linda; 246 - Rooney, Pamela; 282 - Fabrizi, Michael; RV010 - Case, Aar <b>PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578</b> <b>Time: 10:45 AM</b> <b>Sale to be held at www.storage treasures.com.</b> 11111 - yates, Jarred; 11281 - Dunn, Danielle; 11291 - Schmidt, Amanda; 12050 - Maynes, Kellie; 12166 - Brett, Tina; 12232 - Coleman, Monica; 12250 - Despenza, Cheryl; 13008 - Clower, Dawn; 13050 - Toro, Oscar; 13193 - Bushard, Sarah; 13287 - Urtz, Timothy; B126 - Galloway, Melinda; C109 - cheatham, Michael; C121 - Divine hands staffing Oliver, Jaavod; C124 - Maldonado, Danielle; C160 - Funkhouser, Roberta; C259 - Andreu, Nicholas; C316 - Oliveira, Priscilla; C353 - Sanchez, Janeth; D127 - Ward, Darrell; D136 - Lonsdale, Megan; D219 - Walter, Amy; D231 - Stine, Samantha; D245 - Tabani, Farzan; D280 - Grafton, William; D288 - Luce, Donald; D323 - Lonsdale, Megan; D345 - Brown, Anthony <b>PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392</b> <b>Time: 11:30 AM</b> <b>Sale to be held at www.storage treasures.com.</b> 1204 - Riccardi-Sirico, D'Anna; 1372 - Weeks, Richard; 1710 - Matlock, Byron; 1720 - Campbell, Christopher; 2303 - Riley, Jamie; 2504 - Auberon, Arabella <b>PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429</b> <b>Time: 11:45 AM</b> <b>Sale to be held at www.storage treasures.com.</b> E1113 - Meyers, William; E1137 - delameter, Cassidy; E1219 - Betancourt, Crystal; E1232 - osorno, Jonathan; E2294 - Rivera, Rosa; E2344 - Mundus, Sean <b>PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059</b> <b>Time: 12:00 PM</b> <b>Sale to be held at www.storage treasures.com.</b> 0A204 - Gaither, Edward; 0A219 - Tucker, Erica; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B032 - Alligood, Amy; 0B039 - Mcgovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B114 - Keane, Keara; 0B122 - Federick, Cora; 0C010 - Santos, Melonie; 0C122 - Peoples, Linda; 0C138 - Booker, Davon; 0D001 - Popovich, George; 0D002 - Sandner, Christina; 0E107 - MATTHEWS, HOPE; 0E159 - Ferreira, Maria; 0E243 - Menech, Nicole <b>PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911</b> <b>Time: 12:15 PM</b> <b>Sale to be held at www.storage treasures.com.</b> 036 - kersey, roy; 041 - christopher, Matthew; 099 - Daniels, Amy; 147 - flynn, lawrence; 157 - Snyder, Nathaniel; 181 - Seymour, Amy; 216 - Kaszubski, Kathy; 219 - Vickery, Nikki; 244 - Carter, Melissa; 256 - Bell, Vivian; 266 - Danapas, John; 362 - Hof, Amarilis; 388A - Whitson, Natalie; 477 - BONETA, Christina M; 481 - Scydick, Terry; 494 - Nationwide spray foam Allen, Ramsey; 583 - sanders, Kay; 587 - Williams, John <b>PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059</b> <b>Time: 12:30 PM</b> <b>Sale to be held at www.storage treasures.com.</b> 1004 - Lee, Stacey; 1006 - Lester, Angela; 1007 - Mickler, Melody; 1057 - Mickler, Melody; 1165 - giansante, tony; 1181 - Hicks, Ashley; 1214 - Russella, James; 1236 - Thompson, Kristene; 2010 - Hughes, Charolettee; 2046 - Fuller, Kirsten; 2047 - Pacheco, Yasmin; 2117 - Bell, Robbrek; 2122 - Tutt, Jason; 2125 - Bryant, Michael; 2169 - Tutt, Jason; 2179 - Hines, Jason; 2228 - Burgos, Jaime; 2266 - McNamara, Amy; 2268 - Carpenter, Stephanie; 3017 - Drake, Alyssa; 3121 - Grugen, Jason; 3276 - Winkelman, Justin; 3345 - Keen, Delores <b>PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964</b> <b>Time: 12:40 PM</b> <b>Sale to be held at www.storage treasures.com.</b> 1033 - Dickinson, Kelly; 2109 - Rivera, Mateo; 2144 - Farrell, Rosemary; 2163 - Delacruz, Tinette; 3031 - Devine, Kelly; 3033 - Jasmin, Rebecca; 3056 - White, Elna; 3072 - Kowanko, Robert; 3075 - White, Elna; 3114 - Decot, Liz; 3177 - Rosado, Melissa; 3217 - Melton, Narjhara; 3242 - Hurd, Theresa; 4040 - Collins, Pamela; 5013 - Castillo, Karina Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. April 4, 11, 2025 25-00634P</p>		<p><b>Notice of Application for Tax Deed 2024XX000242TDAXXX</b></p> <p>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:</p> <p>Certificate #: 1606674 Year of Issuance: 06/01/2017</p> <p>Description of Property: 15-25-17-0060-08100-0160 MOON LAKE ESTATES UNIT SIX PB 4 PGS 90 &amp; 91 LOTS 16 &amp; 17 BLOCK 81 OR 8640 PG 1588 OR 8656 PG 1988</p> <p>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</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>Mar. 28; Apr. 4, 11, 18, 2025 25-00559P</p>		<p><b>Notice of Application for Tax Deed 2025XX000003TDAXXX</b></p> <p>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:</p> <p>Certificate #: 1706291 Year of Issuance: 06/01/2018</p> <p>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</p> <p>Name(s) in which assessed: EUGENE KORDYL NANCE KORDYL DECEASED NANCE KORDYL NANCY SAMPSON KORDYL</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>Mar. 28; Apr. 4, 11, 18, 2025 25-00562P</p>		<p><b>KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2</b> <b>NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</b></p> <p>Notice is hereby given that the KD52 Community Development District No. 2 (“Dis-tribut”) 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.</p> <p>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 utili-ties, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.</p> <p>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 col-lecting 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.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requir-ing 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.</p> <p>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.</p> <p>District Manager March 21, 28; April 4, 11, 2025 25-00556P</p>			
SECOND INSERTION		THIRD INSERTION		THIRD INSERTION		FOURTH INSERTION			
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CIVIL ACTION</b></p> <p><b>CASE NO.:</b> <b>2024CA002970CAAXWS</b></p> <p><b>OCEAN POINT PROPERTIES, LLC, Plaintiff, vs.</b> <b>ROBERT CAMERON, JR., as trustee of the Elaine Cameron Revocable Living Trust Dated February 15, 2000, John Cameron. Defendants.</b> TO: JOHN CAMERON 3340 Floramar Ter, New Port Richey, FL 34652</p> <p>YOU ARE NOTIFIED that an ac-tion has been filed against you in the Circuit Court of the Sixth Judicial Cir-cuit, in and for Pasco County, Florida, for Ejectment, and you are required to serve a copy of your written defenses to it, if any, to:</p> <p>Christian Cruz, Esq., Attorney for Plaintiff 160 W. Camino Real, Unit 589 Boca Raton, FL 33432 Christian@cruz-law.com</p> <p>Within THIRTY (30) days after the first publication of this notice, and file the original with the Clerk of this Court, at the Pasco County Courthouse, in Pasco County, Florida, either before service on Plaintiffs attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE MAY 5th. 2025.</p> <p>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 im-me-diately 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 accomodate for this service. Persons with disabilities needing transpor-tation to court should contact their lo-cal public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and Seal of this Court on March 27, 2025</p> <p>Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller By: Shakira Ramirez Pagan As Deputy Clerk</p> <p>April 4, 11, 2025 25-00642P</p>		<p><b>Notice of Application for Tax Deed 2025XX000003TDAXXX</b></p> <p>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:</p> <p>Certificate #: 1706291 Year of Issuance: 06/01/2018</p> <p>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</p> <p>Name(s) in which assessed: EUGENE KORDYL NANCE KORDYL DECEASED NANCE KORDYL NANCY SAMPSON KORDYL</p> <p>All of said property being in the County of Pasco, State of Florida</p> <p>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.</p> <p>March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: Denisse Diaz Deputy Clerk</p> <p>Mar. 28; Apr. 4, 11, 18, 2025 25-00562P</p>		<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CIVIL ACTION</b></p> <p><b>CASE NO.:</b> <b>2024CA002287CAAXWS</b></p> <p><b>GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCL, Plaintiff, vs.</b> <b>ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS, AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROL ANN BERGIN, DECEASED, et al., Defendant(s).</b> TO: CYNTHIA MARIE LIVING-STONE A/K/A CYNTHIA MCCOY</p> <p>YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy there-of upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this No-tice, a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>If you are a person with a disabil-ity who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this document please con-tact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accomodate for this service. Persons with disabilities needing transpor-tation to court should contact their lo-cal public transportation providers for information regarding transportation services.</p> <p>DATED at Pasco County this 28th day of March, 2025.</p> <p>Clerk of the Circuit Court SEAL By /s/Shakira Ramirez Pagan Deputy Clerk</p> <p>Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, email service@dwaldmanlaw.com, April 4, 11, 2025 25-00647P</p>					



--- TAX DEEDS ---

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000005TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00564P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000006TDAXXX</b> 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 98-99 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00565P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000011TDAXXX</b> 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 LOTS 9 & 10 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00570P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000013TDAXXX</b> 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 #: 2004809 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0080-12300-0130 MOON LAKE ESTATES UNIT 8 PB 4 PGS 98-99 LOTS 13-15 INCL BLOCK 123 OR 3646 PG 753 Name(s) in which assessed: VINOD GUPTA 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00572P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000014TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00573P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000009TDAXXX</b> 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 #: 2004855 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0090-14200-0050 BLK 142 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 5 6, 7 OR 7713 PG 467 Name(s) in which assessed: SHIRLEY F RINGUETTE 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00568P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000008TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00567P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000007TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00566P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000010TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00569P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000021TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00577P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000018TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00576P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000012TDAXXX</b> 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 #: 2004784 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0070-10700-0030 MOON LAKE ESTATES UNIT SEVEN PB 4 PG 96 LOTS 3 & 4 BLOCK 107 OR 9082 PG 703 Name(s) in which assessed: ROBERT PHILIP WRIGHT NICOLA LOUISE WRIGHT ROBERT PHILIP & NICOLA LOUISE WRIGHT 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00571P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000016TDAXXX</b> 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 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00574P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000017TDAXXX</b> 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 #: 2004717 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0100-17000-0050 MOON LAKE EST UNIT 10 PB 5 PGS 128-131 LOTS 5 & 6 BLOCK 170 OR 1898 PG 173 Name(s) in which assessed: 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00575P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000023TDAXXX</b> 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 Name(s) in which assessed: HAROLD CAIN 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00578P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000004TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00563P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2024XX0000243TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00560P

THIRD INSERTION
<b>Notice of Application for Tax Deed 2024XX0000244TDAXXX</b> 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 OF LOT 68 & LOT 69 Name(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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00561P

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

LV10267



SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.:</b> <b>51-2025-CA-000284-CAAX-ES</b> <b>U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. GREGORY WAYNE TIBBLES, et al., Defendants.</b> TO: GREGORY WAYNE TIBBLES ANNA MARIA MELISSA OUTTEN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 23, BLOCK 4, OF ARBORS AT WIREGRASS RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before MAY 5TH, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or</p>		
<p>immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and the seal of this Court this March 28, 2025.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ. /s/ Nichole Alvarez-Sowles Pasco County Clerk &amp; Comptroller By: Shakira Ramirez Pagan As Deputy Clerk</p> <p>25-00281 April 4, 11, 2025 25-00643P</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.</b> <b>2025CA000708CAAXES</b> <b>REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, VS. ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; and UNKNOWN TENANT, Defendant(s).</b> TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS last known address, 15316 17th Street, Dade City, Florida 33523</p> <p>Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS that an action of foreclosure on the following property in Pasco County, Florida:</p> <p>LOT 5, BLOCK 6, MADILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiffs attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before MAY 5TH, 2025 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>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.</p> <p>Dated on March 27, 2025.</p> <p>Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller By: Shakira Ramirez Pagan As Deputy Clerk</p> <p>April 4, 11, 2025 25-00641P</p>		

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>2023CA004990CAAXWS</b> <b>Freedom Mortgage Corporation, Plaintiff, vs. Wendy Carson, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 1st day of May, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED</p>		
<p>IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 23-24-16-0080-00000-0010</p> <p>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.</p> <p>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.</p> <p>Dated this 1st day of April, 2025.</p> <p>BROCK &amp; 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</p> <p>April 4, 11, 2025 25-00640P</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> (For Constructive Service) IN THE COUNTY COURT OF THE SIXTH WDJICAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA SMALL CLAIMS <b>CASE NO.:</b> <b>2025SC001081SCAXWS</b> <b>WILLIAM PRASS, Plaintiff, v. NATALIE ENGLAND, Defendants.</b> TO: NATALIE ENGLAND 3137 Atlantis Drive Holiday, Florida 34691 AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANT.</p> <p>YOU ARE HEREBY NOTIFIED that an action for damages has been filed against you and you are to serve a copy of your written defenses, if any, within 30 days after the first publication, on the Law Offices of Jeffrey A. Herzog, Plaintiff's attorney, whose address is 3106 Alternate 19, Palm Harbor, Florida 34683, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter,</p>		
<p>otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE MAY 5TH, 2025</p> <p>Americans with Disabilities Act</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and the seal of this Court this March 31, 2025.</p> <p>Nikki Alvarez-Sowles, Esq. Clerk of Court and Comptroller 7530 Little Road New Port Richey, Florida 3465 By: Haley Joyner As Deputy Clerk</p> <p>Attorney for Plaintiff Law Office of Jeffrey A. Herzog, P.A. 3106 Alternate 19 Palm Harbor, Florida 34683 (727) 789-4000</p> <p>April 4, 11, 2025 25-00645P</p>		

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</b> GENERAL JURISDICTION DIVISION <b>CASE NO. 2024CA000102CAAXES</b> <b>NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, Plaintiff, VS. PAUL D HAYES A/K/A PAUL DOUGLAS HAYES, et al., Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 18, 2024 in Civil Case No. 2024CA000102CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NEW AMERICAN FUNDING, LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING is Plaintiff and Paul D Hayes a/k/a Paul Douglas Hayes, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of April, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>LOT 20, BLOCK 2, OF HILL-CREST MANOR SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 88, OF</p>		
<p>THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-08765FL</p> <p>April 4, 11, 2025 25-00660P</p>		

SECOND INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 2024CA000462</b> <b>HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR LUMINENT MORTGAGE TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff, -vs- CHRISTOPHER G. HIPPI; TAMERA HIPPI; GULF HARBORS CIVIC ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION, Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated January 21, 2025, entered in the above-captioned action, Case No. 2024CA000462, the Clerk of the Court, NIKKI ALVAREZ-SOWLES, ESQ. will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 a.m. at www.pasco.realforeclose.com, on May 15, 2025, the following described property as set forth in said final judgment, to-wit:</p> <p>LOT 6 AND THE NORTH-WESTERLY 16.67 FEET OF LOT 7, BLOCK 10, FLORAMAR SUBDIVISION, SECTION C-5, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 3915 HEADSAIL DR, NEW PORT RICHEY, FL 34652</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS</p>		
<p>PURSUANT TO THIS FINAL JUDGMENT.</p> <p>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.</p> <p>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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice 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.</p> <p>DATED this March 27, 2025.</p> <p>WEITZ &amp; SCHWARTZ, P. A. Attorneys for Plaintiff 900 S. E. 3rd Avenue, Suite 204 Fort Lauderdale, FL 33316 Phone (954) 468-0016 Fax (954) 468-0310 By: /s/ Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com</p> <p>April 4, 11, 2025 25-00648P</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.:</b> <b>2025CA000404CAAXWS</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PARK A/K/A MICHAEL E. PARK N/K/A MICHAEL E. PARK, et al., Defendants.</b> TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PARK A/K/A MICHAEL E. PARK N/K/A MICHAEL E. PARK YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 31, THE LAKES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before MAY 5TH, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and the seal of this Court this March 31, 2025.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ. Pasco County Clerk &amp; Comptroller By: Haley Joyner As Deputy Clerk</p> <p>25-00164 April 4, 11, 2025 25-00644P</p>		

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 25-CC-1409</b> <b>QX13, LLC, a Florida limited liability company, Plaintiff, v. APEX LAND HOLDINGS, LLC, as Trustee of the 8416 Jacqueline Court Land Trust, Defendant.</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on March 26, 2025 in Case No. 25-CC-1409 in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein APEX LAND HOLDINGS, LLC, as Trustee of the 8416 Jacqueline Court Land Trust is the Defendant. The Clerk of the Court, Nikki Alvarez-Sowles, will sell to the highest bidder for cash at www.pasco.realforeclose.com on April 30, 2025 at 11:00 a.m. the following described real property:</p> <p>Lot 23 Lake Dorothea Grove Plat No. 2, according to the map or plat thereof as recorded in Plat Book 22, Page 20, Public Records of Pasco County, Florida</p>		
<p>More commonly known as: 8416 Jacqueline Court, Zephyrhills FL 33541</p> <p>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 the provision of certain assistance. Please contact Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, Telephone (352) 521-4542, Option 3.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. This notice will be published in the Business Observer.</p> <p>/s/ Adam J Knight Adam J. Knight, Esq. Knight Firm LLC 503 E. Jackson Street Suite 235 Tampa, FL 33602 Telephone: 813.358.1144 aknight@knightfirm.law Fla. Bar No. 69400 Counsel for Plaintiff</p> <p>April 4, 11, 2025 25-00662P</p>		

SECOND INSERTION		
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.:</b> <b>2023CA005005CAAXES</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. COY HOWARD; UNKNOWN SPOUSE OF COY HOWARD; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 19, 2024 and an Order Rescheduling Foreclosure Sale dated March 28, 2025, entered in Civil Case No.: 2023CA005005CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and COY HOWARD; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A HEATHER HOWARD, are Defendants.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ., The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pasco.realforeclose.com, at 11:00 AM, on the 24th day of April, 2025, the following described real property as set forth in said Judgment, to wit:</p> <p>LOTS 5 AND 6, BLOCK I, KANAWHA VILLAGE ADDITION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A</p>		
<p>2006 PALM HARBOR HOMES MOBILE HOME BEARING IDENTIFICATION NUMBERS PH0916252AFL AND PH0916252BFL AND TITLE NUMBERS 0095176329 AND 0095176389.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</p> <p>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:</p> <p>Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired</p> <p>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.</p> <p>Dated: April 1, 2025</p> <p>/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin &amp; Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 23-51014</p> <p>April 4, 11, 2025 25-00646P</p>		



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ESTATE

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SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 2024-CP-000048  
IN RE: ESTATE OF  
ISSAM HATIMI,  
Deceased.

The administration of the estate of IS-SAM HATIMI, deceased, File Number: 25-CP-000111, is pending in the Circuit Court for Pasco County, Florida, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with the Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DARE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this Notice is April 4, 2025.

Personal Representative:  
Hassan Moustakim  
200 43rd Street North  
St. Petersburg, Florida 33713  
Attorney for Per. Repre.:  
Eduardo R. Latour  
LATOUR & ASSOCIATES, P.A.  
135 East Lemon Street  
Tarpon Springs, Florida 34689  
727/937-9577  
Fla. Bar No. 279994  
edlatourleadings@gmail.com  
April 4, 11, 202525-00654P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001584CPAXES  
IN RE: ESTATE OF  
DANIEL DEAN ELEY  
Decedent.

The administration of the estate of Daniel Dean Eley, deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:  
Joshua Orla Eley  
2027 Sarah Louise Drive  
Brandon, FL 33510  
Attorney for the Personal Representative:  
Timothy G. Hayes, Attorney  
13336 Lake George Lane  
Tampa, FL 33618  
Email: tghayes@mindspring.com  
Telephone: (813) 482-4263  
April 4, 11, 202525-00656P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512025CP000427CPAXWS  
Division Probate  
IN RE: ESTATE OF  
RICHARD DEAN EL YA,  
Deceased.

The administration of the estate of Richard Dean Elya, deceased, whose date of death was February 18, 2025, 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:  
Allison M. Mayer  
13106 WAGNER DRIVE  
HUDSON, FL 34667-6907  
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  
April 4, 11, 202525-00651P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-369  
IN RE: ESTATE OF  
BETTY FURNESS ALLEN  
Deceased.

The administration of the estate of Betty Furness Allen, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:  
Christopher Powell  
7488 W Longfellow St.  
Homasassa, Florida 34448  
Attorney for Personal Representative:  
s/ N. Michael Kouskoutis  
N. MICHAEL KOUSKOUTIS, ESQ.  
Florida Bar Number: 883591  
623 E. Tarpon Ave, Ste. A  
Tarpon Springs, FL 34689  
Telephone: (727) 942-3631  
Fax: (727) 934-5453  
E-Mail: nmk@nmklaw.com  
Secondary E-Mail:  
transcribet23@gmail.com  
April 4, 11, 202525-00653P


SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-474  
IN RE: ESTATE OF  
ERIC SWENSON AKA  
ERIC ALAN SWENSON  
Deceased.

The administration of the estate of ERIC SWENSON AKA ERIC ALAN SWENSON, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, 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,



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Business Observer

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SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2025-CP-000592-W5  
In Re The Estate Of:  
DAVID MICHAEL CUNNINGHAM,  
Deceased

The administration of the estate of DAVID MICHAEL CUNNINGHAM, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:  
SANDRA ORDWAY - PR  
12024 Panama Avenue  
New Port Richey, FL 34654  
Attorney for Personal Representative:  
JAW OFFICES OF STEVEN K. JONAS, P.A.  
4914 State Road 54  
New Port Richey, Florida 34652  
(727) 846-6945; Fax (727) 846-6953  
email:  
sjonas@gulfoastlegalcenters.com  
jnew@gulfoastlegalcenters.com  
STEVEN K. JONAS, Esq.  
FBN: 0342180  
April 4, 11, 202525-00652P

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

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

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

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

The date of first publication of this notice is: April 4, 2025.

Personal Representative:  
ELLEN L. SWENSON  
3440 Cincinnati Drive  
Holiday, Florida 34691  
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  
April 4, 11, 202525-00658P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 512025CP000401CPAXWS  
Division 1  
IN RE: ESTATE OF  
JOAN RUTKIS AKA JOAN A.  
RUTKIS  
Deceased.

The administration of the estate of JOAN RUTKIS AKA JOAN A. RUTKIS, 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 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 as described in ss. 732.216-732.228,

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

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA.  
PROBATE DIVISION  
Case No.  
2025CP000504CPAXES  
IN RE: ESTATE OF  
TERRY ALLEN INGRAM,  
Deceased.

The administration of the estate of TERRY ALLEN INGRAM, deceased, whose date of death was February 21, 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.

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

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

SECOND INSERTION

NOTICE OF ADMINISTRATION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA.  
PROBATE DIVISION  
Case No. 2025CP000504CPAXES  
IN RE: ESTATE OF  
TERRY ALLEN INGRAM,  
Deceased.

The administration of the estate of TERRY ALLEN INGRAM, deceased, 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 estate is testate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer – client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an

order of final discharge of the personal representative or 1 year after service of the notice of administration.

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.

An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201—732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

Personal Representative:  
s/ Richard Ingram  
Richard Ingram  
Attorney for Personal Representative:  
s/ Alexis B. Diaz  
Alexis Bucelo Diaz, Esq.  
BUCELO DIAZ LAW PLLC  
Attorney for Petitioner  
2645 Executive Park Drive, Suite 643  
Weston, FL 33331  
Telephone: (954) 399-1910  
Email Address:  
adiaz@bucelodiaz.com  
Florida Bar No. 86918  
April 4, 11, 202525-00649P

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

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

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

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

The date of first publication of this notice is: April 4, 2025.

Personal Representative:  
ELIZABETH A. PAPILLO  
1201 Ashbourne Circle  
Trinity, Florida 34655  
Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.  
Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail: jenny@siegcoleglaw.com  
Secondary E-Mail:  
eservice@siegcoleglaw.com  
April 4, 11, 202525-00655P

SECOND INSERTION

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

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

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

The date of first publication of this notice is April 4, 2025

Personal Representative:  
s/ Richard Ingram  
Richard Ingram  
Attorney for Personal Representative:  
s/ Alexis B. Diaz  
Alexis Bucelo Diaz, Esq.  
BUCELO DIAZ LAW PLLC  
Attorney for Petitioner  
2645 Executive Park Drive, Suite 643  
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Florida Bar No. 86918  
April 4, 11, 202525-00650P