

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Request for Qualifications (“RFQ”) for Engineering Services FOR
Union Park East Community Development District

Union Park East Community Development District (“District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience on U.S. General Service Administration's “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) and the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. (EST) on Friday, May 16, 2025, to District Manager, Patricia Thibault, at patricia@breezehome.com. It is anticipated that proposals will be evaluated at the regular meeting of the District's Board of Supervisors (“Board”) on Wednesday, May 28, 2025, at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543. Please note that all Applicants should plan to attend the Board meeting on May 28, 2025, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at patricia@breezehome.com with a copy to District Counsel, Meredith Hammock, at meredith@eddlawyers.com, and Savannah Hancock, at savannah@eddlawyers.com.

THE DISTRICT EXPLICITLY RESERVES THE RIGHT TO MAKE SUCH AWARD TO OTHER THAN THE LOWEST PRICE PROPOSAL. THE DISTRICT HAS THE RIGHT TO REJECT ANY AND ALL PROPOSALS AND WAIVE ANY TECHNICAL ERRORS, INFORMALITIES OR IRREGULARITIES IF IT DETERMINES, IN ITS DISCRETION, IT IS IN THE BEST INTEREST OF THE DISTRICT TO DO SO. THIS IS AN INFORMAL BID. NO PROTEST RIGHTS OR OTHER PROCUREMENT RIGHTS WILL BE AFFORDED TO ANY APPLICANT.

April 18, 202525-00734P

FIRST INSERTION

NOTICE OF RULEMAKING FOR PARKING ENFORCEMENT BY THE
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Dupree Lakes Community Development District (“District”) on May 20, 2025, at 6:00 p.m., at the Dupree Lakes Clubhouse, 6225 Dupree Lakes Blvd., Land O' Lakes, FL 34639.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed rules related to parking enforcement and towing of unauthorized vehicles. The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Prior notice of rule development was published in the Business Observer Pasco County on April 11, 2025.

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.

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, Government Management Services – Tampa, LLC at 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-484 (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 4530 Eagle Falls Place, Tampa, Florida 33619, or by calling (813) 344-484.

Jason Greenwood
District Manager
April 18, 202525-00737P

FIRST INSERTION

HARVEST HILLS 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 harvest Hills 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 13, 2025 at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, 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 18, 25; May 2, 9, 202525-00740P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors (“Board”) of the Union Park East Community Development District (“District”) will hold a public workshop of the District prior to the regularly scheduled Board meeting on Wednesday, April 23, 2025, at 5:30 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543, for the purpose of discussing the District's Fiscal Year 2025-2026 budget. A copy of the agenda may be obtained at the offices of the District Manager, c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663.

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

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 (“District Manager's Office”) at least three (3) business days prior to the public workshop. 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.

No Board decisions shall be made at the public workshops. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patricia Thibault
District Manager.
April 18, 202525-00735P

FIRST INSERTION

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Estancia at Wiregrass Community Development District (“District”) Board of Supervisors (“Board”) will conduct the following attorney-client session during its regular board meeting:

Attorney-Client Session
May 20, 2025, at 6:00 p.m.
4000 Estancia Boulevard
Wesley Chapel, Florida 33543

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Estancia at Wiregrass Community Development District v. SSS Down to Earth Opco LLC f/k/a Vivicon Inc., Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024-CA-000920. The following persons are anticipated to be in attendance at the attorney-client session: Tami Taylor, Keith Pringle, Karl Reimensperger, Luke Richardson, Randy Garrison, Ryan Weeks, Jordan Lansford, Michael Eckert, Kubra Metin, and a court reporter. The attorney-client session is expected to last approximately thirty minutes.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services, 4530 Eagle Falls Place, Tampa, FL 33619, Phone (813) 344-4844 Ext.109.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), who can aid you 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 the 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 based.

Estancia at Wiregrass CDD
Jordan Lansford, District Manager
April 18, 202525-00739P

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS
HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Harvest Hills South Community Development District (“District”), the location of which is generally described as comprising a parcel or parcels of land containing approximately 429.871 acres of land, more or less, generally located south of Clinton Avenue Extension, west of Handcart Road, north of Kiefer Road and east of Curley Road, entirely within unincorporated Pasco County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors (“Board”, and individually, “Supervisor”). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: May 13, 2025
TIME: 4:00 PM
PLACE: Hilton Garden Inn Tampa-Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager's Office”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before 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) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

District Manager
April 18, 202525-00753P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Epperson North Community Development District (“District”) will hold a Board of Supervisors meeting on Monday, April 28, 2025, at 6:00 PM at the Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
April 18, 202525-00738P

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of New Port Corners Community Development District will hold their audit committee meeting on May 13, 2025 at 9:30 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for audit services. The regular meeting of the Board of Supervisors will immediately follow the audit committee meeting.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you 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 this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Debby Wallace
District Manager
April 18, 202525-00743P

FIRST INSERTION

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Pasadena Ridge Community Development District (“District”) will hold a special meeting on May 8, 2025, at 1:30 p.m., or as soon thereafter as the matter may be heard, at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, Florida 3354, where the Board may approve the Fiscal Year 2026 proposed budget, as well as any other business that may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
April 18, 202525-00775P

FIRST INSERTION

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

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Epperson Ranch Community Development District (the “District”) will be held on Monday, May 5, 2025, at 5:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida, 33544. The purpose of the meeting is to discuss the planning of the Fiscal Year 2026 Budget.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 536.

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. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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 forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Epperson Ranch Community Development District
Heath Beckett, District Manager
(321) 263-0132, Ext. 536
April 18, 202525-00746P

--- PUBLIC SALES ---

FIRST INSERTION

MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Magnolia Island Community Development District (“District”) will hold a special meeting on May 8, 2025, at 1:00 p.m., or as soon thereafter as the matter may be heard, at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy, Wesley Chapel, Florida 3354, where the Board may consider financing related items, approve the Fiscal Year 2026 proposed budget, as well as any other business that may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
April 18, 202525-00774P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, April 25, 2025, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
April 18, 202525-00748P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, April 25, 2025, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
April 18, 202525-00747P

FIRST INSERTION

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

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.

NOTICE OF SPECIAL MEETING OF THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Harvest Hills 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 13, 2025
TIME:	5:00 PM
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 is located on approximately 528.553 acres, and is located north and west of Prospect Road, south of Clinton Avenue Extension and east of Curley Road. 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 \$200,095,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
SF 34’	169	0.68	\$117,976.45	\$11,148.45
SF 40’	237	0.8	\$138,795.82	\$13,115.83
SF 50’	568	1.0	\$173,494.78	\$16,394.78
SF 60’	234	1.2	\$208,193.74	\$19,673.74
TOTAL	1,208			

*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 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST HILLS 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 Harvest Hills 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 & 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 HARVEST HILLS 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.

The total estimated cost of the Project is **\$145,800,000 (“Estimated Cost”)**. The Assessments will defray approximately **\$200,095,000**, 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 **\$17,773,925** per year, again as set forth in **Exhibit B**.

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 13, 2025
TIME:	5:00 PM
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.

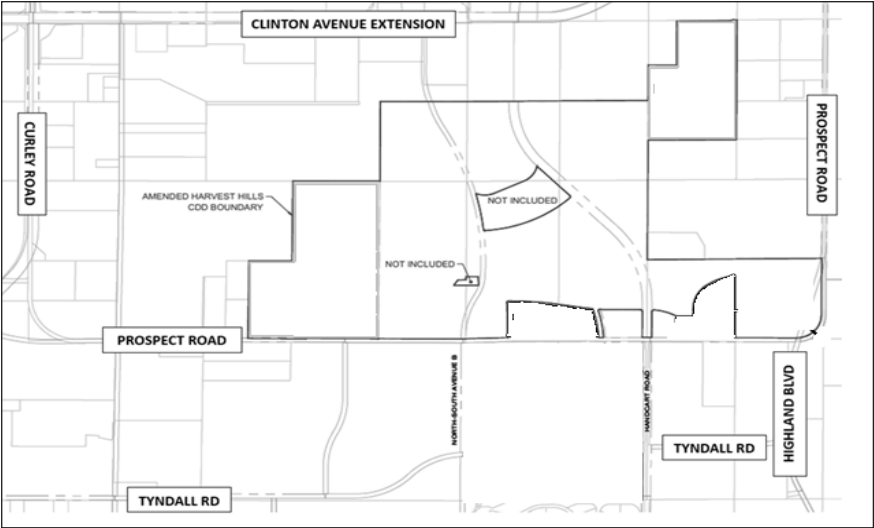
11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or 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 18th day of February, 2025.

Attest: HARBEST HILLS COMMUNITY DEVELOPMENT DISTRICT
/s/ /s/ Chesley E Adams, Jr.
Secretary/Assistant Secretary /s/ Robert Q Noordstar
Chairman

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



FIRST INSERTION			
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes			
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Barry Westlake, Consulting located at 35620 Chancey Rd, in the County of Pasco, in the city of Zephyrhills, Florida 33541 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.			
Dated at Zephyrhills, Florida, this 14th day of April, 2025.			
Barry Westlake			
April 18, 2025	25-00749P		

FIRST INSERTION			
NOTICE			
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1497-24			
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA (THE “CITY”), RELATING TO THE COMPREHENSIVE PLAN (THE “PLAN”) IN ACCORDANCE WITH CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING AND REPLACING THE PLAN'S TRANSPORTATION ELEMENT; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
The public hearing will be held on April 28, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.			
* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. FS. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.			
286.0105			
April 18, 2025	25-00776P		

FIRST INSERTION			
NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT			
The Board of Supervisors (the “Board”), of the SageBrush Community Development District (the “District”) will hold its organizational meeting on May 5, 2025, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The District is located between Denton Avenue and Houston Avenue, approximately one-half (0.5) mile east of Little Road in Pasco County, Florida.			
The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (813) 933-5571 (“District Manager’s Office”).			
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 meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.			
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.			
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.			
SageBrush Community Development District Debby Wallace District Manager			
April 18, 2025	25-00745P		

FIRST INSERTION			
Connerton East Community Development District Notice of FY 2024/2025 Meeting Schedule			
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Connerton East Community Development District are scheduled to be held at 9:00 a.m. or immediately following the New Port Corners Community Development District meeting * except September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:			
May 13, 2025			
June 10, 2025			
July 8, 2025			
August 12, 2025			
September 9, 2025 *			
The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.			
In accordance with 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's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.			
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.			
Connerton East Community Development District Debby Wallace District Manager			
April 18, 2025	25-00736P		

FIRST INSERTION			
NOTICE OF PUBLIC SALE			
Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 PARK mobile home bearing vehicle identification number PM164 and all personal items located inside the mobile home. Last Tenant: Stephen A. McKenna, Estate of Stephen A. McKenna and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Stephen A. McKenna. Sale to be held at: Blue Jay RV Resort, 38511 Wilds Road, Dade City, Florida 33525, (352) 567-9678.			
April 18, 25, 2025	25-00771P		

FIRST INSERTION			
NOTICE			
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING: ORDINANCE NO. 1497-24			
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA (THE “CITY”), RELATING TO THE COMPREHENSIVE PLAN (THE “PLAN”) IN ACCORDANCE WITH CHAPTER 163, PART II, FLORIDA STATUTES; REPEALING AND REPLACING THE PLAN'S TRANSPORTATION ELEMENT; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.			
The public hearing will be held on April 28, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.			
* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. FS. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.			
286.0105			
April 18, 2025	25-00776P		

FIRST INSERTION			
NOTICE OF MEETINGS FISCAL YEAR 2024/2025			
MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT			
The Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2024/2025 at the Hilton Garden Inn, Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33588 AT 10:00 A.M meeting * except September which will convene at 5:00 P.M. or immediately following the adjournment of the Connerton East CDD meeting.			
March 11, 2025			
April 8, 2025			
May 13, 2025			
June 10, 2025			
July 8, 2025			
August 12, 2025			
September 9, 2025 *			
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 100 Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.			
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (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 meeting is advised that 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.			
Wesley Elias District Manager			
April 18, 2025	25-00742P		

FIRST INSERTION			
New Port Corners Community Development District Notice of FY 2024/2025 Meeting Schedule			
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the New Port Corners Community Development District are scheduled to be held at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:			
May 13, 2025			
June 10, 2025			
July 8, 2025			
August 12, 2025			
September 9, 2025			
The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.			
In accordance with 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's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.			
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.			
New Port Corners Community Development District Debby Wallace District Manager			
April 18, 2025	25-00744P		

FIRST 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)			
NOTICE TO LIENHOLDER PURSUANT TO FLA. STAT. §723.084			
(Certified Mail, Return Receipt Required and by Regular Mail)			
TO: ALAN WAYNE GOCKLEY			
7416 Carnival Lane			
New Port Richey, FL 34653			
CMRR#9589-0710-5270-0136-5674-12			
TAMMALA MARIE GOCKLEY			
7430 Carnival Lane			
New Port Richey, FL 34653			
CMRR#9589-0710-5270-0136-5674-05			
TAMMALA MARIE GOCKLEY,			
ALAN WAYNE GOCKLEY,			
And Any Unknown Party(s) in Possession			
7421 Carnival Lane			
New Port Richey, FL 34653			
CMRR#9589-0710-5270-0136-5673-99			
FLORIDA MOBILE HOMES SELL LLC (AS TO LIENHOLDER)			
8075 Sycamore Dr.			
New Port Richey, FL 34654			
CMRR#:9589-0710-5270-0136-5674-74			

When you vacated the premises at 7421 Carnival Lane, Lot #150, New Port Richey, FL 34653, the following personal property remained:

1980 MANAC INC. MAUVE UNKNOWN MODEL; DOUBLE WIDE MOBILE HOME; TITLE NO. 0017468529; VIN NO. F0601305238A; TITLE NO. 0017468528; VIN NO. F0601305238B 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 **May 30, 2025** at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109. THE AMOUNT OF STORAGE FEES ON THIS MOBILE HOME AND UNIDENTIFIED PERSONAL PROPERTY IS THE SUM OF \$7,982.89 pursuant to Fla. Stat. §715.111 as of the date of the execution of this notice which sum constitutes unpaid rent.

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 in 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.

AS TO LIENHOLDER: Effective five (5) days from this date, storage charges are accruing at the rate of \$28.46 per day on the mobile home identified above. The day from which the Lienholder is required to make payments to SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC is calculated in accord with the date of receipt of this letter.

Pursuant to subsection 3 of Florida Statute §723.084, you are obligated to advise SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC, 6530 Accent Lane, New Port Richey, FL 34653 of your intentions with regard to the storage charges claimed. Pursuant to this statute, the daily amount of the lien is one/30th of the last monthly rental amount paid by the homeowner Shirwin Inc. v. And Suncoast Schs. Fed. Credit Union, 2016 Fla. Cir. LEXIS 39905, Circuit Court of the Twentieth Judicial Circuit of Florida, Collier County, October 31, 2016, Decided; November 1, 2016, Case No.: 16-CA-1494.

Pursuant to Fla. Stat. §723.084(5) which reads:

In the event that the homeowner declares bankruptcy, the lienholder is responsible for storage charges accrued from and after 5 days after the final court action discharging the bankruptcy, or releasing the collateral, whichever occurs first.

The date of the closing of the Chapter 7 Bankruptcy filed by Alan Wayne Gockley was November 5, 2024.

The date of the closing of the Chapter 7 Bankruptcy filed by Tammala Marie Gockley was March 27, 2025.

Therefore, the lienholder is responsible for storage charges since April 5, 2025, and accruing thereafter pursuant to Fla. Stat. 723.084(2).

The procedure the lienholder must comply with to prevent its loss of its lienholder protections is:

Fla. Stat. §723.084 (3) The lienholder must notify the property owner within 30 days of receipt of the notice pursuant to subsection (2) whether it intends to make payment of the storage charges and, if the lienholder agrees to make payment, to pay the storage charges accruing to that date. Thereafter, the lienholder shall pay storage charges according to the schedule of payments that the homeowner was responsible for paying. THE MONTHLY RENTAL CURRENTLY IN EFFECT IS \$853.61 PER MONTH, DUE ON THE FIRST OF EACH MONTH. In the event that the lienholder does not notify the property owner of its intention to not pay storage charges, the storage charges shall accrue and be due and owing to the property owner. In the event the lienholder notifies the property owner within 30 days of the receipt of the notice that it does not intend to pay the storage charges, the storage charges shall not accrue, but the lienholder shall not be entitled to any of the protections set forth in this act, and shall be subject to any remedies available to the property owner including retention of possession of the mobile home and foreclosure thereon to satisfy the landlord's lien for rent. A copy of the lien information used to deliver this letter to the Lienholder is incorporated into this notice and attached as Exhibit A. You may furnish any information to the property owner either directly or through my office.

PLEASE GOVERN YOURSELVES ACCORDINGLY.
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 ACCENT LANE
NEW PORT RICHEY, FLORIDA 34653
OWNER OF REAL PROPERTY LOCATED AT:
7421 CARNIVAL LANE
LOT 150
NEW PORT RICHEY, FLORIDA 34653
DATE

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

FIRST INSERTION		FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		NOTICE OF PUBLIC SALE	
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.		Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 KEYS travel trailer bearing Vehicle Identification Number 4YDT305227V270775 and all personal items located inside the travel trailer. Last Tenant: David Langleyand Capp William II. Sale to be held at: Sweet-water RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).	
Dated this 11th day of April, 2025.		April 18, 25, 2025	
Whitemoon Arts LLC		25-00732P	
April 18, 2025			

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

A 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.

lv8237_v12

--- PUBLIC SALES ---

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE MAY 29 2025

MONSTER GARAGE 35646 STATE ROAD 54 2010 FORD
1FTWW3BR8AEB13849 \$6146.42
April 18, 2025 25-00754P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 5/22/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner David Storey / BOAT4CHARTER LLC 1987 Silverton Hin STN40450B787 FL2113RS sale to be held at Port Hudson Marina LLC 14333 Crabtrap Ct. Hudson FL 34667 vessel may be released prior to the Sale. Port Hudson Marina LLC reserves the right to accept /reject any or all bids

April 18, 25, 2025 25-00751P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 NORM mobile home bearing vehicle identification number L1278N and all personal items located inside the mobile home. Last Tenant: Mary Estelle Nearing and Unknown Party or Parties in Possession. Sale to be held at: Blue Jay RV Resort, 38511 Wilds Road, Dade City, Florida 33525, (352) 567-9678.

April 18, 25, 2025 25-00772P

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice Storage Stations Self Storage at 8003 Washington Street, Port Richey, Florida 34668, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via http://www.selfstorageauction.com closing on May 5, 2025 at 10AM. Contents include personal property described below belonging to those individuals listed below:

Unit C-44 Gregory Hodge Boxes, household goods, clothing
Unit C-22 Andrew J. Sane Boxes, furniture, household goods Boxes, tools, household goods.

Purchases must be paid at the above referenced facility in order to complete the transaction. Storage Stations may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (727) 843-4088.

April 18, 25, 2025 25-00731P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of The Feed Co. , 880 Wright Street, N7G3H8, Strathroy, Ontario in the City of Land O'Lakes, County of Pasco, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: Grace Hay Company

April 18, 2025 25-00733P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 KEYS travel trailer bearing Vehicle Identification Number 4YDT305227V270775 and all personal items located inside the travel trailer. Last Tenant: David Langleyand Capp William II. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).

April 18, 25, 2025 25-00750P



FIRST INSERTION

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

File Number: 2025CP000374CPAXWS

IN RE: ESTATE OF WILLIAM JOHN HIGHTOWER Deceased

The administration of the estate of William John Hightower, deceased, File Number: 2025CP000374CPAXWS, whose date of death was September 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 18, 2025.

Personal Representative
JULIE HIGHTOWER DEVINE
2655 S LE JEUNE ROAD, SUITE 700
CORAL GABLES, FL 33134
Attorney for Personal Representative
RAQUEL PUIG ZALDIVAR, ESQ.
710172
LAW OFFICE OF RAQUEL PUIG ZALDIVAR
2655 S LE JEUNE ROAD, SUITE 700
CORAL GABLES, FL 33134
305-559-1888
RAQUELPZLAW@GMAIL.COM
April 18, 25, 2025 25-00726P

FIRST INSERTION

NOTICE OF ADMINISTRATION (testate)

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA. PROBATE DIVISION

File No. 2025-CP-000426

Division Probate

IN RE: ESTATE OF JEFFREY STEVENS Deceased.

The administration of the estate of Jeffrey Stevens, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 205, Dade City, FL 33523. The file number for the estate is 2025-CP-000426. The estate is testate, and the dates of the decedent's will and any codicils are February 2, 2022.

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 must file with the court, 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, any objection that challenges the validity of the will, venue, or jurisdiction of the court. 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), Florida Statutes, all objections to the validity of the will, 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.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have

FIRST INSERTION

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

File Number: 512025CP000198XPAXES

IN RE: ESTATE OF RENNY M. CONNELL Deceased

The administration of the estate of RENNY CONNELL, deceased, File Number: 512025CP000198XPAXES, whose date of death was January 11, 2025, is pending in the Circuit Court for (County Name) County, Florida, Probate Division, the address of which is (Address of Court, Probate Division). 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 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 18, 2025.

Personal Representative
Janet Richardson
17957 44th Place N
Loxahatchee, FL 33470
Attorney for Personal Representative
CURTIS LEBLANC, ESQ.
Florida Bar No. 461581
Morris Shields LeBlanc
685 Royal Palm Beach Blvd, Suite 205
Royal Palm Beach, FL 33411
561-793-1200
Curtis@MorrisShieldsLeBlanc.com
April 18, 25, 2025 25-00725P

--- ESTATE ---

FIRST INSERTION

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

File Number: 2025-CP-000654-WS

In Re The Estate Of: WILLIAM JOHN MAUTZ, JR., Deceased

The administration of the estate of WILLIAM JOHN MAUTZ, JR., deceased, whose date of death was March 13, 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 18, 2025.

Personal Representative:
WILLIAM JOHN MAUTZ, III
3508 Gallagher Drive,
Tallahassee, FL 32309
Attorney for Personal Representative:
LAW OFFICES OF STEVEN K. JONAS, P.A.
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfoastlegalcenters.com
jnew@gulfoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
April 18, 25, 2025 25-00724P

FIRST INSERTION

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

File No. 51-2025-CP-0124-WS

IN RE: ESTATE OF DANIEL C. HIAM Deceased.

The administration of the estate of DANIEL C. HIAM, deceased, whose date of death was December 13, 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

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

File No. 2025-CP-000639

IN RE: ESTATE OF ANTHONY RAY BROWN Deceased.

The administration of the estate of Anthony Ray Brown, deceased, whose date of death was January 24, 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

FIRST INSERTION

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

File No. 2025-CP-571

IN RE: ESTATE OF DENNIS P. THOMPSON, aka DENNIS PAUL THOMPSON Deceased.

The administration of the estate of DENNIS P. THOMPSON, also known as DENNIS PAUL THOMPSON, 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 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 18, 2025.

Signed on this 27th day of March, 2025. 4/9/2025.

KATHY E. WIESE A/K/A KATHLEEN WIESE
Personal Representative
17790 Alvey Trail
Faribault, MN 55021
Wayne R. Coulter
Attorney for Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
April 18, 25, 2025 25-00723P

FIRST INSERTION

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

FIRST INSERTION

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 de-

FIRST INSERTION

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

File No. 25-CP-000416

IN RE: ESTATE OF PHILIP MARK SADLER Deceased.

The administration of the estate of PHILIP MARK SADLER, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2025.

Personal Representative:
VALERIE M. SADLER
16426 Turnbury Oak Drive
Odessa, Florida 33556
Attorney for Personal Representative:
Jeffrey A. Aman, Esquire
Attorney
Florida Bar Number: 437417
AMAN LAW FIRM
282 Crystal Grove Boulevard
Lutz, FL 33548
Telephone: (813) 265-0004
Fax: (888) 870-8658
E-Mail: jeffa@amanlawfirm.com
Secondary E-Mail:
service@amanlawfirm
April 18, 25, 2025 25-00722P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000526
Division Probate
IN RE: ESTATE OF
JEFFREY STEVENS
Deceased.

The administration of the estate of Jeffrey Stevens, deceased, whose date of death was January 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 205, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 18, 2025.

Personal Representative:
Liza Stevens
Kicklitter Lane
Land O Lakes, Florida 34637
Attorney for Personal Representative:
Babatola Durojaiye
Attorney
Florida Bar Number: 0101734
3632 Land O Lakes BL VD
105
Land O' Lakes, Florida 34639
Telephone: (813) 971-2383
Fax: (813) 971-4871
E-Mail: bdurojaiye@durojaiyelaw.com
Alt. E-Mail:
bdurojaiye.durojaiyelaw@gmail.com
April 18, 25, 2025 25-00761P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-518
IN RE: ESTATE OF
KATHLEEN ANN WALSH
Deceased.

The administration of the estate of KATHLEEN ANN WALSH, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative:
JOHN JOSEPH WALSH
124 Edgefield Dr.
Sanford, North Carolina 27332
Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
April 18, 25, 2025 25-00764P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2025-CP-000591-CP-AXWS
IN RE: ESTATE OF
RICHARD GREGORY BUERK
Deceased.

The administration of the estate of RICHARD GREGORY BUERK, deceased, whose date of death was January 19, 2025; File Number 51-25-CP-000591-CP-AXWS is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 18, 2025.

LAWRENCE P. GRESHUK
Personal Representative:
2319 Pleasant Hill Lane
Holiday, FL 34691
WILLIAM K. LOVEFACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
April 18, 25, 2025 25-00730P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000609CPAXES
Division Probate
EDWARD MARSHALL DORSEY
Deceased.

The administration of the estate of Edward Marshall Dorsey, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 18, 2025.

ASHLEY DORSEY
19014 Fisherman Bend Drive
Lutz, Florida 33558
LAW OFFICE OF COX & SANCHEZ
Thomas F. Cox
Thomas F. Cox, Esq.
P.O. Box 21351
St. Petersburg, Florida 33742
Florida Bar No.: 397873
Telephone (727) 896-2691
Attorney for Personal Representatives
Thom@CoxSanchez.com
April 18, 25, 2025 25-00766P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE 6TH JUDICIAL CIRCUIT
COURT FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025CP000469CPAXES
Division: Probate
IN RE: ESTATE OF
WHITNEY NICOLE MARTINEZ
Deceased

The administration of the estate of Whitney Nicole Martinez, deceased, whose date of death was September 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 date of first publication of this notice is April 18, 2025.

Personal Representative:
Jaylen Reed
7622 Ginger Lily Ct.
Tampa, FL 33619
Attorney for Personal Representative:
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com
April 18, 25, 2025 25-00729P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0548-WS
IN RE: ESTATE OF
MARCIA L. BURKE
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARCIA L. BURKE, deceased, File Number 51-2025-CP-0548-WS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was February 5, 2025; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Kathleen E. Fox	132 Estates Ave. Brooksville, FL 34601
Keith Burke	7348 Como Dr. New Port Richey, FL 34665

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 date of first publication of this notice is April 18, 2025.

Person Giving Notice:
KATHLEEN E. FOX
132 Estates Ave.
Brooksville, FL 34601
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 18, 25, 2025 25-00765P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP490CPAXWS
IN RE: ESTATE OF
John Edward Barajas
Deceased

The administration of the estate of John Edward Barajas, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2025.

Personal Representative
Matthew S. Parco
P.O. Address:
19439 W. Woodview Drive,
Franklin, WI 53132
Attorney Gerard J. Flood
von Briesen & Roper, s.c.
Attorneys for Personal Representative
130 Bolanza Ct.
North Venice, FL 34275
Telephone: 414-287-1580
Florida Bar No. 48542
Email Addresses:
jflood@vonbriesen.com
April 18, 25, 2025 25-00727P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000552
IN RE: ESTATE OF
LORRAINE FLORENCE BAILEY
Deceased.

The administration of the estate of Lorraine Florence Bailey, deceased, whose date of death was February 3, 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.

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 ss. 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 18, 2025.
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 18, 25, 2025 25-00762P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-000398
IN RE: THE ESTATE OF
LUIS FRANCISCO GARCIA
Deceased

The administration of The Estate of LUIS FRANCISCO GARCIA, whose date of death was January 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 18, 2025.

Personal Representative
IRIS MILAGROS GARCIA
a/k/a Iris Garcia
15230 Sheila Ann Drive,
Hudson, FL 34669

/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
April 18, 25, 2025 25-00728P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000575ES
IN RE: ESTATE OF
Linda Perry
Deceased.

The administration of the estate of Linda Perry, deceased, whose date of death was January 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and 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 18, 2025.

Personal Representative:
Roberta T. Lentz
10280 Javelin Road
Brooksville, FL 34601
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
April 18, 25, 2025 25-00759P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2023CA000544CAAXWS
P C Bank, National Association, Plaintiff, vs. Unknown Heirs, Beneficiaries, Devisees, Creditors, Grantees, Assignees, Lienors, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against Ivalean Allison a/k/a Inez I. Allison, et al, Defendants.
TO: THE UNKNOWN HEIRS, BENE-
FICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-
TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST IVALEAN ALLISON AK/A INEZ I. ALLISON
LKA: 2233 TAHITIAN DR. HOLIDAY, FL 34691
IVALEAN ALLISON
LKA: 2233 TAHITIAN DR. HOLIDAY, FL 34691
SARAH ELAINE GROVE F/K/A SARAH E. HELMERS F/K/A SARAH E. ALLISON
LKA: 12025 WTNTERSIDE LANE PICKERINGTON, OH 43147
UNKNOWN SPOUSE OF SARAH ELAINE GROVE F/K/A SARAH E. HELMERS F/K/A SARAH E. ALLI-
SON
LKA: 12025 WINTERSIDE LANE PICKERINGTON, OH 43147
PAMELA KAY DIXON A/K/A PAME-
LA DIXON F/K/A PAMELA KAY AL-
LISON F/K/A PAMELA K. ALLISON
LKA: KOLICI 4, 21231 KLIS
UNKNOWN SPOUSE OF PAMELA KAY DIXON A/K/A PAMELA DIXON F/K/A PAMELA KAY ALLISON F/K/A PAMELA K. ALLISON
LKA: KOLICI 4 21231 KLIS
You are notified of an action to fore-
close a mortgage on the following prop-
erty in Pasco County:
LOT 94. TAHITIAN HOMES
UNIT TWO, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 9,
PAGE 7, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA
Property Address: 2233 Tahitian
Drive, Holiday, FL 34691.
The action was instituted in the Cir-

cuit Court, Sixth Judicial Circuit in and for Pasco County, Florida; Case No.: 2023CA000544CAAXWS and is styled PNC Bank, National Association vs. The Unknown Heirs, Beneficiaries, De-
visees, Creditors, Grantees, Assignees, Lienors, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against Ivalean Allison a/k/a Inez I. Allison, et al. You are required to serye a copy of your written defenses, if any, to the action on Mehwish Yousuf Esq., Plaintiff's attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308 on or before MAY 26 2025, (or 30 days from the first date of publication) and file the origi-
nal with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
The Court has authority in this suit to enter a judgment or decree in the Plain-
tiffs interest which will be binding upon you.

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

DATED: APR 15 2025
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Kaylen McCutcheon
As Deputy Clerk
QUINTAIROS, PRIETO, WOOD &
BOYER, P.A. ATTN:
FORECLOSURE SERVICE
DEPARTMENT
255 S. ORANGE AVE., STE. 900
ORLANDO, FL 32801-3454
April 18, 25, 2025 25-00757P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004074CAAXES
**REAL TIME RESOLUTIONS, INC. PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, AS-
SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIETTA MAZARD DE DALGE A/K/A MARIETTA DE DALGE A/K/A MARIETTE MA DALGE A/K/A MARIETTE MAZARD DE DALGE AND NIDTA MAZARD A/K/A NIDTA GARDINE MAZARD A/K/A NIDTA G. MAZARD, ET AL., DEFENDANT(S).**
TO: Elsie Mazard
Last Known Address: 95-996 Ukuwai Street, Apt. 408, Mililani, HI 96789
Current Residence: UNKNOWN
TO: Elsie Mazard
Last Known Address: PO BOX 11431 Tempe, AZ 85260
Current Residence: UNKNOWN
TO: Elsie Mazard
Last Known Address: 5334 N 188th Ave Litchfield Park, FL 85340
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 12, BLOCK 4, MEADOW
POINTE PARCEL 7 UNIT 1,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 31, PAGES 1
THROUGH 4, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on MILLER,

GEORGE & SUGGS, PLLC, Attor-
ney for Plaintiff, whose address is 210
N. University Drive, Suite 900, Coral
Springs, FL 33071, on or before May
19, 2025, within or before a date at least
thirty (30) days after the first publica-
tion of this Notice in the The Business
Observer, 1970 Main Street, 3rd Floor,
Sarasota, FL 34236 and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint

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

WITNESS my hand and the seal of
this Court this 22nd day of January, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Haley Joyner
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
23FL104-0013
April 18, 25, 2025 25-00721P

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALE / ACTION ---

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002970CAAXWS
OCEAN POINT PROPERTIES, LLC, Plaintiff, vs. ROBERT CAMERON, JR., as trustee of the Elaine Cameron Revocable Living Trust Dated February 15, 2000, John Cameron. Defendants.
TO: JOHN CAMERON
3340 Floramar Ter,
New Port Richie, FL 34652
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:
Christian Cruz, Esq.,
Attorney for Plaintiff
160 W. Camino Real, Unit 589
Boca Raton, FL 33432
Christrian@cruz-law.com
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.

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-
mediately upon receiving this notification if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transporta-
tion to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and Seal of this Court on March 27, 2025

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
By: Shakira Ramirez Pagan
As Deputy Clerk
April 4, 11, 18, 25, 2025 25-00642P

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000419CPAXWS IN RE: ESTATE OF STEPHEN R. LINTZENICH, Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of STEPHEN R. LINTZENICH, deceased, File Number 2025CP000419CPAXWS by the Cir-
cuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., Suite 104, New Port Richey, Florida 34654, that the de-
cedent'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 per-

sons having claims or demands against the estate of the decedent other than those for whom provision for full pay-
ment was made in the Order of Sum-
mary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SEC-
TION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-
RIOD, 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, 2025 25-00684P

THIRD 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 ("Dis-
trict") intends to use the uniform method of collecting non-ad valorem assess-
ments to be levied by the District pursuant to Section 197.3632, *Florida Stat-
utes*. 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 Chap-
el, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.

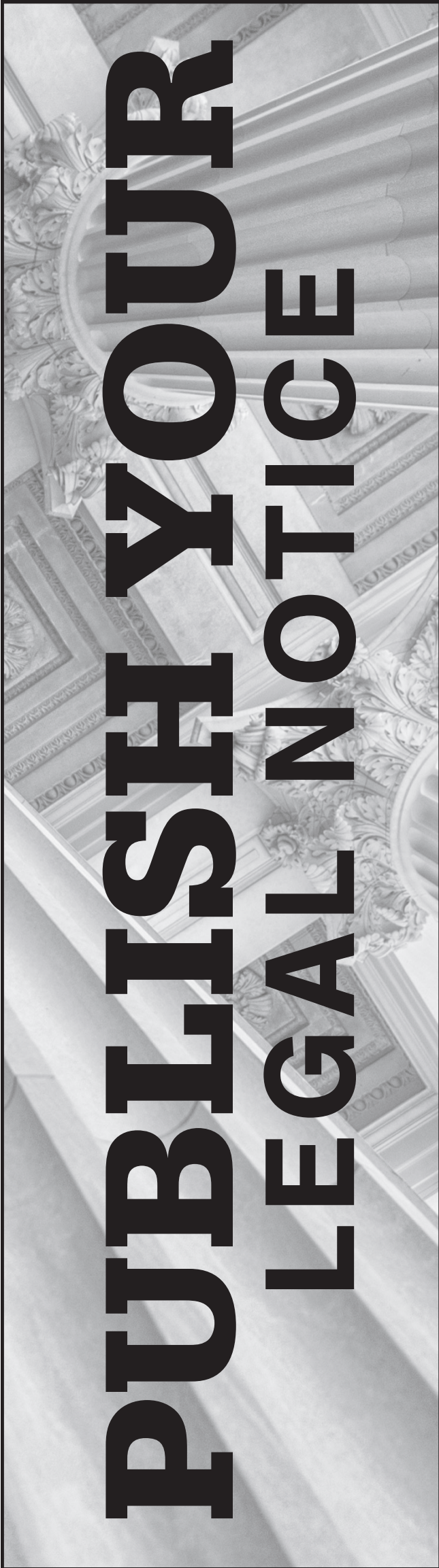
The District may levy non-ad valorem assessments for the purpose of fi-
nancing, acquiring, maintaining and/or operating community development
facilities, services and improvements within and without the boundaries of the
District, to consist of, among other things, roadways, stormwater management,
water 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 ap-
pear 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 pub-
lic 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 re-
quiring 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 re-
spect 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



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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

Q&A

Who benefits from legal notices?

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

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

IV/8/27_V15

--- PUBLIC SALES / ACTIONS / ESTATES ---

SECOND 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

SECOND 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

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-766 IN RE: ESTATE OF ROBERT DUANE MOHR, Deceased.	NOTICE OF ACTION FOR PARENTING PLAN AND CHILD SUPPORT IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2018DR005850DRAXWS Division: N2

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@roefarolaw.com
ROEFARO LAW
1700 N. McMullen Booth Rd., Ste. A-6
Clearwater, FL 33759
Telephone: 727-796-9191
April 11, 18, 202525-00693P

THIRD INSERTION
NOTICE OF ACTION (For Constructive Service) IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA SMALL CLAIMS Case No.: 2025SC001081SCAXWS WILLIAM PRASS, Plaintiff, v. NATALIE ENGLAND, Defendants. 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. 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,
otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE MAY 5TH, 2025 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 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." WITNESS my hand and the seal of this Court this March 31, 2025. Nikki Alvarez-Sowles, Esq. Clerk of Court and Comptroller 7530 Little Road New Port Richey, Florida 3465 By: Haley Joyner As Deputy Clerk Attorney for Plaintiff Law Office of Jeffrey A. Herzog, P.A. 3106 Alternate 19 Palm Harbor, Florida 34683 (727) 789-4000 April 4, 11, 18, 25, 202525-00645P

FOURTH 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, 202525-00582P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 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 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	dated 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, 202525-00582P
---	---

SECOND INSERTION	SECOND 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	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 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME 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

SECOND 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 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 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-

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV00674-V08

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP000429CPAXES
IN RE: Estate of
JOHN WILLIAM HARRIS, IV, a/k/a JOHN W. HARRIS, IV, a/k/a JOHN HARRIS, IV, Deceased.

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.

Personal Representative:
MELISSA HARRIS
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, 2025 25-00689P

SECOND INSERTION

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.

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.

Personal Giving Notice:
Michael Tomlinson
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, 2025 25-00686P

SECOND INSERTION

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
DANIEL J. SMAHA, Deceased.

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.

Personal Representative:
DANIEL J. SMAHA
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, 2025 25-00690P

SECOND INSERTION

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.

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.

Personal Representative:
ROBERTA C. ROVEGNO
Roberta C. ROVEGNO
9101 Sunshine Blvd.
New Port Richey, FL 34654
Rebecca C. Bell
Attorney for Personal Representative
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: rebecca@delzercoulter.com
April 11, 18, 2025 25-00683P

SECOND INSERTION

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.

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.

Personal Representative:
Nicole Dean
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, 2025 25-00685P

SECOND INSERTION

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.

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.

Personal Representative:
Lisa Loren Amoroso
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 & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
April 11, 18, 2025 25-00687P

SECOND INSERTION

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.

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,

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:
MICHAEL A. ESPINAL
4136 Riverwood Drive
New Port Richey, Florida 34653
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@sieglecolelaw.com
Secondary E-Mail:
eservice@sieglecolelaw.com
April 11, 18, 2025 25-00691P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
2025CP000216CPAXWS
IN RE: ESTATE OF
DESMOND FRANCIS DERKOVITZ Deceased.

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,

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:
RACHEL ALLEN
7794 T and G Farm Lane
Maccleeny, Florida 32063
Attorney for Personal Representative:
ERICA K. SMITH ROODHOUSE
Attorney
Florida Bar Number: 42337
LEGACY PROTECTION LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, FL 33701
Telephone: (727) 471-5868
E-Mail:
erica@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
April 11, 18, 2025 25-00688P

SECOND INSERTION

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.

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,

Florida Statutes. The written demand must be filed with the clerk.

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:
CAROL L. SPRAGUE
10538 Crimson Lane
Trinity, FL 34655
Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
April 11, 18, 2025 25-00682P

SAVE
TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV20906.V33

--- PUBLIC SALES ---	
SECOND INSERTION	
NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025-CA-000575	
IN RE: FORFEITURE OF: One (1) 2004 Mercury Grand Marquis (VIN: 2MEFM74W54X684135) 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 932.701(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, 2025	
	25-00681P

SECOND 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, 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs 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 ServiceFL2@mlg-defaultlaw.com MLG No.: 24-00218 April 11, 18, 2025	
	25-00708P

SECOND 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

SECOND 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 SOUTH-EAST 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 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	
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

SECOND 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

SECOND 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

SECOND INSERTION	
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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). Name Unit Kim Dye E016 Lacie A. Snyder 1402 April 11, 18, 2025	
	25-00712P

SECOND INSERTION	
NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor 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. U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM B340 Richard McCullen B300 Charisma Taylor Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 F222 John Perry Immediately Following at U-Stor Zephyrhills 36654 SR 54 Zephyrhills, FL 33541 D30AC Lisa Harrell F27 John Bueno B9 Tina Lord F7 Michelle Young April 11, 18, 2025	
	25-00713P

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.

IV 1823P 25-04

--- ESTATE ---			
SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA File No. 2025CP000546CPAXWS PROBATE DIVISION IN RE: ESTATE OF EUGENIA LEE FIGLIOZZI Deceased.		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA File No. 2025CP000133CPAXWS PROBATE DIVISION IN RE: ESTATE OF TRACEY EVE MAAS a/k/a TRACEY MAAS, Deceased.	
The administration of the estate of Eugenia Lee Figlioizzi, 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. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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: Jennifer Louise McKinney a/k/a Jennifer Barrow 5641 Pinecrest Drive New Port Richey, Florida 34653 Attorney for Personal Representative: Rodolfo Suarez, Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com April 11, 18, 202525-00695P		The administration of the estate of Tracey Eve Maas a/k/a Tracey Maas, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: Frederick A. Maas P.O. Box 841251 Pembroke Pines, Florida 33084 Attorney for Personal Representative: Rodolfo Suarez, Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com April 11, 18, 202525-00696P	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000321CPAXWS PROBATE DIVISION IN RE: ESTATE OF RICHARD ELVON JOHN, Deceased.		NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP00086CPAXWS IN RE: ESTATE OF SHAWN LEE AILMAN, Decedent.	
The administration of the estate of RICHARD ELVON JOHN, Deceased, whose date of death was September 11, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 11, 2025. PATRICIA ANN JOHN, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com April 11, 18, 202525-00699P		The administration of the estate of SHAWN LEE AILMAN, Deceased, whose date of death was July 30, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 10, 2025. DEBORAH AILMAN, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com April 11, 18, 202525-00700P	

--- ACTIONS / SALES ---			
SECOND INSERTION		SECOND INSERTION	
SECOND AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024-CC-004398 WFL INVESTMENTS, LLC, Plaintiff, v. MAUREEN PINTO; JOSEPH R. PINTO; PRIME ACCEPTANCE CORP.; PALMETTO SOLAR, LLC D/B/A LIGHTREACH; MELANIE L. PINTO; RICHARD FORTHMAN; UNKNOWN TENANT I; UNKNOWN TENANT II; Defendants. NOTICE IS HEREBY GIVEN that pursuant to the Final Summary Judgment of Foreclosure dated December 10, 2024, in the Sixth Circuit Court in and for Pasco County, Florida, wherein WFL INVESTMENTS, LLC, is the Plaintiff, and granted against the Defendants, MAUREEN PINTO; JOSEPH R. PINO; PRIME ACCEPTANCE CORP.; PALMETTO SOLAR, LLC D/B/A LIGHTREACH; MELANIE L. PINTO; RICHARD FORTHMAN; UNKNOWN TENANT I; and UNKNOWN TENANT II, in Case No. 2024-CC-004398, the Clerk of this Court, Nikki Alvarez-Sowles, will at 11:00 a.m. on the May 15, 2025, offer for sale and sell to the highest bidder for cash at www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, the real property situate and being in Pasco County, Florida more particularly described as: Lots 31 and 32, JACKSON HEIGHTS, according to the map or plat thereof as recorded in Plat Book 7, Page 35, Public Records of Pasco County, Florida. Address: 5612 Mallow Street, New Port Richey, FL 34652 Said sale will be made pursuant to and in order to satisfy the terms of said Final		Judgment of Foreclosure. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED April 2, 2025. /s/ Olivia Garcia August J. Stanton, III, Esq. Florida Bar Number: 0976113 Olivia Garcia, Esq. Florida Bar Number: 1024583 Primary Email: ogarcia@nardellalaw.com; astanton@nardellalaw.com Secondary Emails: kcooper@nardellalaw.com Nardella & Nardella, PLLC 135 West Central Blvd. Suite 300 Orlando, Florida 32801 Office: (407) 966-2680 Fax: (407) 966-2681 ATTORNEYS FOR PLAINTIFF April 11, 18, 202525-00709P	

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000258CAAXES LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 06 day of May, 2025, the following described property as set forth in said Final Judgment, to wit: A PORTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89		degrees 52' 37" E., 72.55 FEET; THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 31 day of March 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00232 April 11, 18, 202525-00704P	

FOURTH INSERTION			
Notice of Application for Tax Deed 2025XX000003TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1706291 Year of Issuance: 06/01/2018 Description of Property: 21-25-17-0130-22300-0790 MOON LAKE NO 13 MB 6 PGS 6 7, 8 LOTS 79 80 , 81 BLK 223 Name(s) in which assessed: EUGENE KORDYL		NANCE KORDYL DECEASED NANCE KORDYL NANCY SAMPSON KORDYL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00562P	

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business
Observer

43

--- TAX DEEDS ---

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000005TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1906012 Year of Issuance: 06/01/2020 Description of Property: 15-25-17-0100-17000-0370 MOON LAKE EST UNIT 10 PB 5 PGS 128 TO 131 LOTS 37 TO 40 INCL BLK 170 OR 1354 PG 1016 Name(s) in which assessed: JOSEPH PLACEK All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00564P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000006TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1906120 Year of Issuance: 06/01/2020 Description of Property: 16-25-17-0080-12400-0520 MOON LAKE ESTATES UNIT 8 PB 4 PGS 98-99 LOTS 52 53 54 55 & 56 BLOCK 124 OR 9524 PG 352 Name(s) in which assessed: MARYBEL FEIJOO ORTIZ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00565P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000011TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004625 Year of Issuance: 06/01/2021 Description of Property: 10-25-17-0050-06500-0090 MOON LAKE NO 5 MB 4 PGS 84 & 85 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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00570P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000013TDAXXX
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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00572P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000014TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004544 Year of Issuance: 06/01/2021 Description of Property: 09-25-17-0040-03300-0010 MOON LAKE NO 4 B 4 P 79 & 80 LOTS 1 & 2 BLK 33 Name(s) in which assessed: FLOYD H DAVIS ELEANOR C DAVIS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00573P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000009TDAXXX
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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00568P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000008TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004798 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0070-11600-0010 MOON LAKE ESTATES UNIT SEVEN PB 4 PG 96 LOTS 1 & 2 BLOCK 116 OR 9285 PG 3252 OR 9293 PG 3132 Name(s) in which assessed: JACK REGISTER BBCOX LLC DAVID M BAILEY REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00567P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000007TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1900619 Year of Issuance: 06/01/2020 Description of Property: 22-24-21-0030-01100-0100 LAKE GEORGE PARK PB 4 PG 32 LOTS 10 & 11 BLK 11 Name(s) in which assessed: ADVANTA IRA SERVICES KENNETH B MARTINO ENTRUST OF TAMPA BAY LLC ADVANTA IRA SERVICES LLC MARK F JORDAN IRA #1597 JACK M CALLAHAN REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00566P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000010TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2005034 Year of Issuance: 06/01/2021 Description of Property: 21-25-17-0130-22400-0310 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 31 & 32 BLOCK 224 OR 3734 PG 857 Name(s) in which assessed: MIGUEL A RIVERA SR ESTATE OF MIGUEL A RIVERA SR DECEASED ROSALIE RIVERA DECEASED ESTATE OF MIGUEL A RIVERA DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00569P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000022TDAXXX
NOTICE IS HEREBY GIVEN, That RB 401K PLAN & TRUST, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1700700 Year of Issuance: 06/01/2018 Description of Property: 26-24-21-0000-02300-0000 BEG ON N LINE OF PVD RD & ON N LINE OF GATCH LINE & TH NW ON RD 30 FT & E 175 FT TO E LINE OF NW 1/4 OF NE 1/4 & S 55 FT TO N LINE OF GATCH LAND SW ON N LINE OF GATCH LINE TO BEG OR 5879 PG 985 Name(s) in which assessed: KATHRYN E GARCIE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00577P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000018TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004799 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0070-11600-0070 MOON LAKE NO 7 PB 4 PGS 96-97 LOTS 7 & 8 BLK 116 OR 1427 PG 763 Name(s) in which assessed: HAROLD J FARRELL HELEN MYRTLE FARRELL HAROLD J FARRELL AND MYRTLE HELEN FARRELL MYRTLE HELEN FARRELL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00576P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000012TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was 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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00571P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000016TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004638 Year of Issuance: 06/01/2021 Description of Property: 10-25-17-0050-06800-0150 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 15 & 16 BLK 68 Name(s) in which assessed: MICHAEL T EMMONS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00574P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000017TDAXXX
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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00575P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000023TDAXXX
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1810158 Year of Issuance: 06/01/2019 Description of Property: 08-26-16-0190-00000-0960 TOWN & COUNTRY VILLAS SOUTH ADDITION PB 6 PG 119 LOT 96 OR 4949 PG 949 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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00578P

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000004TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1905930 Year of Issuance: 06/01/2020 Description of Property: 10-25-17-0050-07100-0120 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 12-16 BLOCK 71 OR 9524 PG 352 Name(s) in which assessed: MARYBEL FEIJOO ORTIZ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. 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

FOURTH INSERTION
Notice of Application for Tax Deed 2024XX0000243TDAXXX
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1805965 Year of Issuance: 06/01/2019 Description of Property: 16-25-17-0060-08600-0180 MOON LAKE NO 6 PB 4 PGS 90-91 LOTS 18 & 19 BLOCK 86 OR 5674 PG 1011 Name(s) in which assessed: ANGELA AVON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Mar. 28; Apr. 4, 11, 18, 2025 25-00560P

FOURTH INSERTION
Notice of Application for Tax Deed 2024XX0000244TDAXXX
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 http://pasco.realtaxdeed.com , on May 01, 2025 at 10:00 am. March 11, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: 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

Business Observer

LV10267