

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RANGELAND BLVD ROUTE STUDY – PUBLIC WORKSHOP FOR BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Pasco County will hold a public workshop meeting on Thursday, May 1, 2025, from 5:00 p.m. to 7:00 p.m.at the Starkey Ranch Theatre Library Cultural Center 12118 Lake Blanche Drive, Odessa, FL 33556.

The workshop is being held to provide responses to the comments received from the previous workshop held on January 30, 2025, and to give you another opportunity to review and comment on the study's evaluations. The meeting will begin with a short presentation followed by an open house. Project materials and handouts will be on display. Staff will be available at boards to answer your questions.

Meeting materials will also be posted on the project website, <https://mypas.co/TED>, on May 1, 2025.

Comments and Questions: The official Public Workshop comment period will be open from Thursday, May 1, 2025, through Thursday, May 22, 2025. You can submit any comments that you may have regarding the project to the Project Manager, Panos Kontses, P.E., in three ways:

1. WEBSITE: <https://pasco.rja.revize.com/forms/11000>
2. EMAIL: pkontses@mypasco.net
3. MAIL: Pasco County, Attn: Panos Kontses, P.E., Project Manager, 5418 Sunset Road, New Port Richey, FL 34652.

Please note that comments must be received (postmarked if mailed) by Thursday, May 22, 2025 to be included in the workshop record.

Wesley Elias
District Manager
April 25, 2025

25-00778P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF WORKSHOP AND REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors (“Board”) of the Bridgewater of Wesley Chapel Community Development District (“District”) will hold a workshop to discuss the proposed FY 2026 budget on May 6, 2025, at 5:30 p.m., and a regular meeting on May 6, 2025, at 6:30 p.m. At such time the Board is so authorized and may consider any business that may properly come before it. The workshop and regular meeting will be held at the Hampton Inn and Suites located at 2740 Cypress Ridge Blvd., Wesley Chapel, FL 33544. A copy of the agendas may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“District Manager’s Office”), during normal business hours.

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

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

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

District Manager
April 25, 2025

25-00779P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the Parkview at Long Lake Ranch Community Development District (“District”) will hold a regular meeting on May 19, 2025 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breyntia Drive, Lutz, Florida 33558 for the purpose of considering any 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 meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal hours or by visiting the District’s website, <http://www.parkviewat-longlakeranchcdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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 25, 2025

25-00780P

FIRST INSERTION

Copperspring 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 Copperspring Community Development District are scheduled to be held at 10:30 a.m. * except September will convene at 5:00 p.m. at the Hilton Garden Inn, Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588:

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.

Copperspring Community Development District
Sean Craft
District Manager
April 25, 2025

25-00784P

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mitchell Ranch Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Tuesday, May 13, 2025 at 10:00 a.m. at the office of Rizzetta & Company, Inc., located 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The Audit Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Years 2025 with two additional. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings 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, c/o Rizzetta and Company, Inc. at 12750 Citrus Park Lane, Wesley Chapel, FL 33625. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Wesley Elias
District Manager
April 25, 2025

25-00819P

FIRST INSERTION

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT
REVISED NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors (“Board”) of the Whispering Pines Community Development District (“District”) will hold Regular Meetings for remainder of Fiscal Year 2025 at 10:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings 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 or by visiting the District’s website, <https://whisperingpinescdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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 25, 2025

25-00821P

FIRST INSERTION

NOTICE OF COMPLAINT FOR FORFEITURE IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA
Case No: 2025-CA-001891

IN RE: FORFEITURE OF: NINE HUNDRED FOURTEEN THOUSAND SIX HUNDRED ELEVEN DOLLARS AND 98/100 (\$914,611.98) U.S. CURRENCY; AND ONE (1) 2023 WHITE MINI COOPER (VIN: WMW53DK00P2T2T21971) RIC BRADSHAW, as Sheriff of Palm Beach County, Florida, Petitioner, vs. JUSTIN EARL SILVERSTEIN; ERIC DAVID SILVERSTEIN; JOSEPH MICHAEL PESTANA; DAVID ROFFEY; NOVA REVEZ ROFFEY; JANA BARVIRCAKOVA; RITESH C. PATEL; JJE TECHNOLOGIES LLC D/B/A TREASURE HUNT ARCADE; SWFL CENTER LLC D/B/A VIP SWEEPSTAKES; GOLDEN DREAM ENTERTAINMENT LLC D/B/A PHARAOH’S TREASURE ARCADE; CJJ TECHNOLOGIES, LLC D/B/A PHARAOH’S TREASURE ARCADE; CJJ TECHNOLOGY, LLC; FLORIDA GAME ASSOCIATION, LLC D/B/A ARCADIA ARCADE; GOLD WIZARDS LLC D/B/A TREASURE HUNTERS ARCADE D/B/A PRESTIGE SWEEPSTAKES; FTP TECHNOLOGIES LLC D/B/A TREASURE HUNTERS ARCADE D/B/A PRESTIGE SWEEPSTAKES; GRAND VIEW PRODUCTS INC.; GV PRODUCTS, LLC; JS SALES CONSULTING INC.; PAYMENT ALLIANCE INTERNATIONAL, INC.; VANTAGE TECHNICAL SERVICES, INC; and JCC STORAGE, LLC. Claimants.

Pursuant to section 932.704(6)(a), Florida Statutes, YOU ARE HEREBY NOTIFIED, that on or about January 16, 2025, and January 23, 2025, RIC L. BRADSHAW, as Sheriff of Palm Beach

County, Florida, seized Nine Hundred Fourteen Thousand Six Hundred Eleven Dollars and 98/100 (\$914,611.98) in United States Currency; and One (1) 2023 White Mini Cooper (VIN: WMW53DK00P2T2T21971), subsequent to an investigation with respect to violations of the gambling laws of the State of Florida and other offenses in Palm Beach County, Florida, and he has filed a Complaint, by undersigned counsel, in Circuit Court in the Fifteenth Judicial Circuit in and for Palm Beach County, Florida, on February 28, 2025, for the purpose of obtaining a Final Order of Forfeiture pursuant to the Florida Contraband Forfeiture Act, sections 932.701 through 932.7062, Florida Statutes.

In accordance with section 932.704(5)(c), Florida Statutes, all claimants who desire to contest the forfeiture are required to file and serve upon MATTHIEU GODDEYNE, Attorney for the Petitioner, whose address is 401 E. Jackson St., Suite 1500, Tampa, FL 33602, any responsive pleadings and affirmative defenses and file the original with the Clerk of the above-styled Court within 20 days after service of a copy of the Complaint; otherwise, a default may be entered against you. A copy of the Complaint may be obtained from the Attorney for the Petitioner.

This notice shall be published once each week for two consecutive weeks.

Respectfully submitted,
/s/ Matthieu Goddeyne
MATTHIEU GODDEYNE
Florida Bar No.: 0122189
GUNSTER, YOAKLEY & STEWART, P.A.
401 E. Jackson St., Ste. 1500
Tampa, FL 33602
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Counsel for Petitioner
REBECCA ANN MATURO
Florida Bar No.: 1049429
Email: rmaturo@gunster.com
GUNSTER, YOAKLEY & STEWART, P.A.
1 Independent Dr., Ste. 2300
Jacksonville, FL 32202-5050
Tel: (904) 350-7436
Counsel for Petitioner
Apr. 25; May 2, 2025

25-00793P

FIRST INSERTION

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

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 25, 2025

25-00815P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors (“Board”) of The Preserve at South Branch Community Development District (“District”) will hold a regular meeting of its Board on May 6, 2025, at 9:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O’ Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 (“District Manager’s Office”), during normal business hours.

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

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

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

District Manager
April 25, 2025

25-00781P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Long Lake Reserve Community Development District will hold their regular monthly meetings for the months of May and June, 2025 at the Long Lake Reserve Amenity Center, located at 19617 Breyntia Drive, Lutz, FL 33558 at the dates and times as follows:

May 12, 2025 at 9:00 a.m.
June 9, 2025 at 6:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours. 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 is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
April 25, 2025

25-00783P

FIRST INSERTION

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT
REVISED NOTICE OF FISCAL YEAR 2025 MEETINGS

Notice is hereby given that the Board of Supervisors (“Board”) of the Riverwood Estates Community Development District (the “District”), located in Pasco County, Florida, will hold Regular Meetings for the remainder of Fiscal Year 2025 at 9:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 on the following dates:

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

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager’s Office”) during normal business hours or by visiting the District’s website at <https://www.riverwoodestatescdd.org/>.

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

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

District Manager
April 25, 2025

25-00820P

--- PUBLIC SALES ---

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

The Board of Supervisors (“Board”) of the Northridge Community Development District (“District”) will hold a regular meeting and public hearing on Monday, May 19, 2025, at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34638.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed Special Assessment Bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated April 14, 2025. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer dated March 10, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$65,700,000 principal in debt, including interest, but excluding collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type	
<i>NORTHDRIDGE COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY MASTER ASSESSMENT METHODOLOGY REPORT</i>	<i>APRIL 14, 2025 PAGE 14 OF 19</i>

EXHIBIT A			
The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$65,700,000.00 payable in 30 annual installments of principal of \$35,391.99 per gross acre. The maximum par debt is \$398,435.37 per gross acre and is outlined below.			
Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefitted property will be allocated to platted lots and developed units in accordance with this Report.			
ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$65,700,000.00		
ANNUAL ASSESSMENT:	\$5,835,962	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	164.90		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$398,435.37		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$35,391.99	(30 Installments)	
			PER PARCEL ASSESSMENTS
	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Landowner Name, Manatee County - Legal Description Attach			
Northridge 829, LLC Pasco County	164.90	\$ 65,700,000.00	\$ 5,835,962.37
SEE ATTACHED LEGAL DESCRIPTION EXHIBIT B			
Totals:	164.90	\$65,700,000	\$5,835,962

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

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

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

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

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

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

Brian Lamb, District Manager

RESOLUTION 2025-26

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

WHEREAS, the Board of Supervisors (the “Board”) of the Northridge Community Development District (the “District”) has determined to construct and/or acquire certain public improvements (the “Project”) set forth in the plans and specifications described in the Master Report of the District Engineer dated March 10, 2025 (the “Engineer’s Report”), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District Office”); and

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

Statutes (the “Debt Assessments”); and

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

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated April 14, 2025, (the “Assessment Report”) incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Project is approximately \$42,280,000 (hereinafter referred to as the “Estimated Cost”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$65,700,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent assessment unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on April 14, 2025.

Attest:

/s/ Bryan Radcliff.

Printed Name: Bryan Radcliff

Secretary/Assistant Secretary

Northridge Community Development District

/s/ Richard Sacchi

Name: Richard Sacchi

Chair of the Board of Supervisors



April 25; May 2, 2025

25-00782P

--- ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1991 CASA travel trailer bearing Vehicle Identification Number 1C9330R21M1023849 and all personal items located inside the travel trailer. Last Tenant: Verna Murphy Leggett. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).

Apr. 25; May 2, 202525-00814P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of JAG PROFESSIONAL SERVICES, located at 7246 Abington Ave, in the City of New Port Richey, County of Pasco, State of FL, 34655, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of April, 2025.

Gregory Bennett
7246 Abington Ave
New Port Richey, FL 34655

April 25, 202525-00816P

CHECK OUT YOUR LEGAL NOTICES

123

NotesDone

floridapublicnotices.com

LV20890_V2

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Espino's Discount Mattress located at 6235 Massachusetts Ave in the City of New Port Richey, Pasco County, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of April 2025.

Marcos Espino
April 25, 2025

25-00817P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 PALM mobile home bearing Vehicle Identification Numbers PH20040AFL and PH20040BFL, and all personal items located inside the mobile home. Last Tenant: Lizabeth Ann Dickson and Gordon Leo Dickson. Sale to be held at: Sundance, 6340 Santa Fe Drive, Zephyrhills, Florida 33542 (Telephone: 813-779-3214).

Apr. 25; May 2, 202525-00822P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that VOP Zephyrhills, LLC, 38130 Pretty Pond Rd, Zephyrhills, FL 33540 , desiring to engage in business under the fictitious name of American House Zephyrhills, with its principal place of business in the State of Florida in the County of Pasco, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 4/8/25.

April 25, 202525-00818P

FIRST INSERTION

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

File No. 2025-CP-000602-WS
IN RE: ESTATE OF DEBORAH L. HINDMAN
Deceased.

The administration of the estate of DEBORAH L. HINDMAN, deceased, whose date of death was January 25, 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 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 25, 2025.

Personal Representative
s/John B. Shelly
JOHN B. SHELLY
10015 Trinity Blvd., Suite 101
Trinity, FL 34655

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

Apr. 25; May 2, 202525-00813P

FIRST INSERTION

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

File No. 2025-CP-543
IN RE: ESTATE OF WALTER J. MOLEN AKA WALTER JAMES MOLEN
Deceased.

The administration of the estate of WALTER J. MOLEN AKA WALTER JAMES MOLEN, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 25, 2025.

Personal Representative:
DAWN MOLEN
1532 Morning Rose Place
Trinity, Florida 34655
BRIAN MOLEN
871 86th Ave. N
St. Petersburg, Florida 33702

Attorney for Personal Representative:
STEPHEN R. WILLIAMS
Attorney
Florida Bar Number: 748188
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: cyndi@wrplawyers.com
Secondary E-Mail: srw@wrplawyers.com

Apr. 25; May 2, 202525-00812P

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000578
IN RE: ESTATE OF
MEREDITH MCLEAN TUXBURY,
Deceased.

The administration of the estate of MEREDITH MCLEAN TUXBURY, deceased, whose date of death was March 2, 2025, and whose social security number ends in 4762, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Probate Department, 38053 Live Oak Avenue, Dade City, FL 33523-3894. 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 25, 2025.

/s/ **Robin L. Charest-Mohammed**
ROBIN L. CHAREST-MOHAMMED
Personal Representative
3500 Chinaberry Lane
Sarasota, FL 34235

/s/ Alan F. Gonzalez
Alan F. Gonzalez, Esquire
Attorney for Personal Representative
Florida Bar No.: 229415
WALTERS LEVINE & DeGRAVE
601 Bayshore Blvd., Suite 720
Tampa, Florida 33606
(813) 254-7474
AGonzalez@walterslevine.com
Apr. 25; May 2, 2025 25-00811P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2025-CP-000927-CPAXWS
Division Probate
IN RE: ESTATE OF
GAIL RUGGERI
Deceased.

The administration of the estate of Gail Ruggieri, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 25, 2025.

Personal Representative:
Dominick Ruggieri
9774 Lima Circle
Commerce City, Colorado 80022
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA
12300 US Hwy 19
Hudson, FL 34667
Telephone: (727) 868-2306
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
Apr. 25; May 2, 2025 25-00803P

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File # 51-2024CP001973CPAXWS
IN RE: THE ESTATE OF
EDWARD CALVIN WISE,
a/k/a Edward C. Wise
a/k/a Edward Wise,
deceased.

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

You are hereby notified that Order of Summary Administration has been entered in the Estate of EDWARD CALVIN WISE, a/k/a Edward C. Wise, a/k/a Edward Wise, deceased, File Number 51-2024CP001973 by the Circuit Court for Pasco County, Florida Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34655; that the decedent's date of death was July 26, 2023; that the total value of the estate is \$41,927.59 and that the names and addresses of those to whom it has been assigned by such order are:

CAROL ANN HAWKES -
3727 Woodstock Drive,
Loraine, Ohio 44053

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 PERIOD 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 the first publication of this Notice is April 25, 2025.

Person Giving Notice
CAROL ANN HAWKES
3727 Woodstock Drive
Loraine, Ohio 44053
Attorney for Person Giving Notice:
/s/ Steven Meiller
STEVEN MEILLER, ESQUIRE
Florida Bar Number: 0846340
12000 U.S. Hwy. 19
Hudson, Florida 34667
Telephone: (727) 869-9007
E-Mail: steveslad@gmail.com
Attorney for Petitioner
Apr. 25; May 2, 2025 25-00809P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000640
IN RE: ESTATE OF
STEPHEN ALAN BENNETT,
Deceased.

The administration of the Estate of Stephen Alan Bennett, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 25, 2025.

Personal Representative:
Susan Bennett
4545 Isonzo Way
Wesley Chapel, Florida 33543
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
Apr. 25; May 2, 2025 25-00808P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
512025CP000357CPAXWS
IN RE: THE ESTATE OF NOTICE
TO CREDITORS HELEN J. GINEX,
Decedent.

The administration of the Estate of HELEN J. GINEX, deceased, whose date of death was November 3, 2024, Case No. 512025CP000357CPAXWS, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 3352. The name and address of the Petitioner and of the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served are required and must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Date of the first publication of this Notice is: April 25, 2025.

Executed this 30th day of November, 2024.

BRYCE G. GINEX, Petitioner
14405 Jim Hunt Road
Clermont, Florida 34715
JAMES M. PAINTER, P.A.
Attorney for Petitioner
1300 North Federal Highway, Suite 110
Boca Raton, Florida 33432-2848
Telephone: (561) 368-7778
Facsimile: (561) 368-7967
e-mail: spainter1295@gmail.com
Apr. 25; May 2, 2025 25-00810P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000600
IN RE: ESTATE OF
JANE NAKIS
Deceased.

The administration of the estate of Barbara Jane Nakis, deceased, whose date of death was November 25, 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 25, 2025.

Personal Representative:
Michael J. Nakis
1448 SW 10th Street
Ft. Lauderdale, FL 33312
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
Apr. 25; May 2, 2025 25-00806P

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000496
IN RE: ESTATE OF
MURIEL ANNA SISCO,
Deceased.

The administration of the estate of MURIEL ANNA SISCO, deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida, 34656-0338. The names and addresses of the curator and the curator'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-000516
IN RE: ESTATE OF
BARBARA JANE McCRUM
Deceased.

The administration of the estate of Barbara Jane McCrum, deceased, whose date of death was December 10, 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 25, 2025.

Personal Representative:
Cheryl Makle
16104 Bealle Hill Road
Waldorf, Maryland 20601
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
Apr. 25; May 2, 2025 25-00805P

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.

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000708CPAXES
IN RE: ESTATE OF
BRUCE HARRISON BARR
Deceased.

The administration of the estate of Bruce Harrison Barr, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, Ste 105, New Port Richey, FL 34654. The names and addresses of the petitioner and the petitioner'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.

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 25, 2025.

Personal Representative:
Margaret Leigh Knickerbocker
9332 Hidden Water Cir
Riverview, Florida 33578

Attorney for Petitioner:
/s/ Rachel M. Wagoner
Rachel M. Wagoner
Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
Apr. 25; May 2, 2025 25-00804P

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: April 25, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
Apr. 25; May 2, 2025 25-00824P

PUBLISH
YOUR
LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com

ACTIONS / SALES ---

FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2022CA001753CAAXES DIVISION: J5 NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, -vs- Martin Wanyo a/k/a Marty F. Wanyo a/k/a Martin Floyd Wanyo; Dara Marie Wanyo a/k/a Dara Marie Wiesert; Hernando HMA LLC DBA Bayfront Health Spring Hill; Bank of America, N.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil</p>		
<p>Case No. 2022CA001753CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff and Martin Wanyo a/k/a Marty F. Wanyo a/k/a Martin Floyd Wanyo are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on May 27, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>TRACT 16, OF THE UNRECORDED SUBDIVISION OF HIGHLAND FOREST, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-WEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 89°58'14" EAST, A DISTANCE</p>		
<p>OF 1306.24 FEET; THENCE NORTH 0°08'31" WEST, A DISTANCE OF 989.97 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0°08'31" WEST, A DISTANCE OF 329.99 FEET; THENCE NORTH 89°59'26" EAST, A DISTANCE OF 1,255.52 FEET; THENCE SOUTH 0°03'44" WEST, A DISTANCE OF 329.89 FEET; THENCE SOUTH 89°59'08" WEST, A DISTANCE OF 1,254.34 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-326584 FC01 ALW Apr. 25; May 2, 2025 25-00794P</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024-CC-003107 GOLD ROCK INC., A FLORIDA CORPORATION PLAINTIFF, VS. HTN TRUST INC., A FLORIDA CORPORATION DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated July 3, 2024 and entered in 24-CC-003107 of the County Court of the Sixth Judicial Circuit in and for Pasco County, wherein Gold Rock Inc., is the Plaintiff and HTN Trust Inc. is the Defendant. Nichole "Nikki" Alvarez-Sowles as the Clerk of the Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 am on May 21, 2025 the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:</p> <p>LOT 48, CARPENTER'S RUN PHASE III, according to the Plat thereof as recorded in Plat Book 27, Pages 116 through 118, Public Records of Pasco County Florida. Property Address: 1805 Candlestick Court, Lutz, FL 33549</p>		
<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated April 9, 2025 /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com Apr. 25; May 2, 2025 25-00791P</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA000539CAAXES Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Barbara J. Boettcher a/k/a Barbara Jane Boettcher, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000539CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Barbara J. Boettcher a/k/a Barbara Jane Boettcher, Deceased; Raymond P. Whelan a/k/a Raymond Whelan; Shawn P. Whelan; Scott Whelan; Edward Raymond Whelan, II a/k/a Edward R. Whelan, II a/k/a Edward Raymond Whelan; Tropical Mobile Home Owners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>BEGINNING AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST, THENCE SOUTH 501.5 FEET, THENCE N. 89°55'30"W., 555.0 FEET TO A POINT OF BEGINNING, THENCE N. 89°55'30"W., 111.89 FEET, THENCE N. 0°33'30" W., 60.0 FEET, THENCE S. 89°55'30" E., 112.39 FEET, THENCE SOUTH 60.0 FEET TO THE POINT OF BEGINNING; LESS THE EAST 40.00 FEET FOR ROAD RIGHT OF WAY, BEING A PART OF TRACT 12 OF ZEPHYRHILLS</p>		
<p>COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>TOGETHER WITH A 2002 ENTERTNR DOUBLE WIDE MOBILE HOME, TITLE #86032204, VIN#FLFL270A29580CY21, AND TITLE #86032579, VIN#WFLFL270B29580CY21, WHICH MOBILE HOME TITLES ARE BEING CANCELLED/RETIRED. SAID MOBILE HOME IS PERMANENTLY AFFIXED TO CAPTIONED PROPERTY.</p> <p>PARCEL IDENTIFICATION NUMBER: 15-26-21-0140-00000-0220 TAX ID: 15-26-21-0140-00000-0220</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 21st day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00162 Apr. 25; May 2, 2025 25-00788P</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 000349 PHH MORTGAGE CORPORATION, Plaintiff, vs. JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 19, 2024 in Civil Case No. 2024CA 000349, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JUANITA ELAINE RUTLEDGE; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A LAURA THURLOUGH; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.</p>		
<p>realforeclose.com on August 5, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT FIFTY-FIVE (55) OF TAHITIAN HOMES, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 7 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 18th day of April, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1073B Apr. 25; May 2, 2025 25-00785P</p>		

FIRST INSERTION		
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 24-CC-5377 GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN EDWARD OLIVER, JR., ANNAMARIE CHRISTENSON, LARRY FRENCH and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as: Unit B, Building 3088, GARDENS OF BEACON SQUARE CONDOMINIUM NO. 4, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all of its attachments and amendments, as recorded in O.R. Book 588, Pages 515-576, as amended in O.R. Book 892, Page 324, and all amendments thereto, and as recorded in Plat Book 11, Pages 7-11, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 4350 Sunstate Drive, New Port Richey, Florida, 34652. at public sale, to the highest and best bidder, for cash, at</p>		
<p>www.pasco.realforeclose.com, at 11:00 A.M. on May 15, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 16th day of April, 2025. NIKKI ALVAREZ-SOLWES, ESQ. CLERK AND COMPTROLLER s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 Apr. 25; May 2, 2025 25-00795P</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA004990CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Wendy Carson, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004990CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Wendy Carson; Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Unknown Spouse of Chelsea Hughes-Carson a/k/a Chelsea Carson a/k/a Chelsea Drew Carson; Criston Hughes-Carson a/k/a Criston Dhawn Carson; Unknown Spouse of Criston Hughes-Carson a/k/a Criston Dhawn Carson; Erin K. Carson a/k/a Erin Kaylee Carson; Unknown Spouse of Erin K. Carson a/k/a Erin Kaylee Carson; State Farm Mutual Automobile Insurance Company as Subrogee of Angela Veksler are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, TAYLOR TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED</p>		
<p>IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 23-24-16-0080-00000-0010 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 21st day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02252 Apr. 25; May 2, 2025 25-00787P</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 17-26-16-0010-00000-0220</p>		
<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 16th day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426 Apr. 25; May 2, 2025 25-00786P</p>		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2023CA005035CAAXWS JP Morgan Chase Bank, National Association, Plaintiff, vs. Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA005035CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein JP Morgan Chase Bank, National Association is the Plaintiff and Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler; Unknown Spouse of Bradley W. Kistler a/k/a Bradley Kistler a/k/a Brad Kistler; Gulfwinds of Pasco County Homeowners Association, Inc.; Synchrony Bank; Barclays Bank Delaware; Midland Funding LLC;			
Citibank, N.A. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 2nd day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 139, GULFWINDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 95 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 35-26-15-0050-00000-1390 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center,			
7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22nd day of April, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02305 Apr. 25; May 2, 202525-00798P			

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-001903 WS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARTHA M. BLAIR, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 23, 2025, and entered in Case No. 2024-CA-001903 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Walter D. Cwikla, Gulf Landings Association, Inc, Annetta Cwikla, Martha M. Blair, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the May 27, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 285, GULF HARBORS SEA FOREST, UNIT 3D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 123 AND 124, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 6170 SEASIDE DR NEW PORT RICHEY FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the			
Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 02 day of April, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/24-004245 Apr. 25; May 2, 202525-00826P			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3104 AND 3104-A, BEACON SQUARE, UNIT 24, PHASE			
2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22 day of April, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com Apr. 25; May 2, 202525-00800P			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No. 2025CA000974CAAXWS POLYCHRONIOS TERZIDIS Plaintiff, v. ESTATE OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY THROUGH, UNDER, OR AGAINST COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; AND VIRGINIA PALIATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED, Defendants. TO: ESTATE OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,			
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22 day of April, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-230945 - NAC Apr. 25; May 2, 202525-00802P			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2022CA002593CAAXWS U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3, Plaintiff, vs. ERIKA ANN BLOOMQUIST F/K/A ERICA A. MCADAMS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 03, 2024, and entered in 2022CA002593CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-3, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-3 is the Plaintiff and ERIKA ANN BLOOMQUIST F/K/A ERICA A. MCADAMS; SYNERGY CONTRACTING GROUP, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 28 AND 29, MARTHA'S VINEYARD UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5435 QUIST DR, PORT RICHEY, FL 34668			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2022-CA-002235-CAAX-ES PINGORA LOAN SERVICING, LLC, Plaintiff, vs. ISAAC NEWTON; CRISTAN E. NEWTON; UNKNOWN SPOUSE OF ISAAC NEWTON; 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 27 day of May, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 37, BLOCK 15, OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA PROPERTY ADDRESS: 3134 ASHMONTE DRIVE, LAND O LAKES, FL 34638 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 21 day of April 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 Apr. 25; May 2, 202525-00790P			

FIRST INSERTION			
CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY THROUGH, UNDER, OR AGAINST COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; AND VIRGINIA PALIATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: YOU ARE NOTIFIED that an action for: Count I - Breach of Contract; Count II - Unjust Enrichment; and Count III - Quantum Meruit, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George G. Pappas, Esquire, the Plaintiff's attorney, whose address is 1822 N. Belcher Road, Suite 200, Clearwater, FL 33765, on or before 05/26/2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. 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 on 04/21/2025. Nikki Alvarez-Sowles, Esq. As Clerk of the Court By: /s/ Kaylen McCutcheon As Deputy Clerk Apr. 25; May 2, 9, 16, 202525-00796P			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2021CA001900CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ALLEN T. WRIGHT, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 15, 2025, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PASCO STATE OF FLORIDA TO WIT: LOT 34, CRANE'S ROOST UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26,			
PAGE 36, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8904 PLANTERS LN, NEW PORT RICHEY, FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 22 day of April, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-079827 - MiM Apr. 25; May 2, 202525-00801P			

FIRST INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024CA002170CAAXES PennyMac Loan Services, LLC Plaintiff, vs. Robert Thomas Wojerski; Unknown Spouse of Robert Thomas Wojerski; Scott R. Shoemaker Defendants. TO: Robert Thomas Wojerski and Unknown Spouse of Robert Thomas Wojerski Last Known Address: 40018 Proud Mockingbird Rd, Zephyrhills, FL 33540-- YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 67, PINE BREEZE COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 22, 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before			
May 27th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS 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 22, 2025. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk File# 24-F01398 Apr. 25; Mar. 2, 202525-00823P			

PUBLIC NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2025CA000433CAAXWS
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ASHLEY L. DYER, et al.,
Defendants.
TO: MARGARET GRIFFIN A/K/A MARGARET E. MITCHELL
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 801, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 727, PAGE 275, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before MAY 27TH, 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 16, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
Pasco County Clerk & Comptroller
By: Haley Joyner
As Deputy Clerk

25-00302
Apr. 25; May 2, 2025 25-00789P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
2023CA003687CAAXWS
LOANDEPOT.COM, LLC
Plaintiff(s), vs.
CHRISTOPHER CASTOR; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ROBERT H. CASTOR DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED DEFENDANT; MISTER SPARKY FRANCHISING SPE LLC; UNKNOWN SPOUSE OF ROBERT H. CASTOR; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF ROBERT H. CASTOR DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER AND AGAINST THE NAMED DEFENDANT
LAST KNOWN ADDRESS:
UNKNOWN
CURRENT ADDRESS: UNKNOWN
TO: CHRISTOPHER CASTOR
LAST KNOWN ADDRESS:
6848 COPPERFIELD DRIVE, NEW PORT RICHEY, FL 34655
CURRENT ADDRESS:
6848 COPPERFIELD DRIVE, NEW PORT RICHEY, FL 34655
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT: LOT 375, OAK RIDGE UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 108 THROUGH 122, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA..
Property address: 6848 Copperfield Drive, New Port Richey, FL 34655
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MAY 27TH, 2025
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED this April 22, 2025.
Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the County
BY: Shakira Ramirez Pagan
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 23-004501-1
Apr. 25; May 2, 2025 25-00825P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
2025CA000392CAAXWS
U.S. BANK NATIONAL ASSOCIATION
Plaintiff(s), vs.
JORDAN WILLIAMS; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY; KAYLA WILLIAMS; THE UNKNOWN SPOUSE OF JORDAN WILLIAMS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: JORDAN WILLIAMS
LAST KNOWN ADDRESS: 7116 SANDALWOOD DRIVE, PORT RICHEY, FL 34668
CURRENT ADDRESS: UNKNOWN
TO: KAYLA WILLIAMS
LAST KNOWN ADDRESS: 7116 SANDALWOOD DRIVE, PORT RICHEY, FL 34668
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:
LOT 2382, EMBASSY HILLS UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 138 AND 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property address: 7116 Sandalwood Drive, Port Richey, FL 34668
You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on

Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MAY 27TH, 2025
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED this April 22, 2025.
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
BY: Shakira Ramirez Pagan
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-001190-1
Apr. 25; May 2, 2025 25-00799P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025CA0000078
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2
Plaintiff, vs.
JOHN B. ANGLADA A/K/A JOHN ANGLADA, UNKNOWN SPOUSE OF JOHN ANGLADA, ET.AL., Defendants.
TO: JOHN B. ANGLADA A/K/A JOHN ANGLADA
LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543
UNKNOWN SPOUSE OF JOHN B. ANGLADA A/K/A JOHN ANGLADA
LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543
MEADOW POINTE HOMEOWNERS ASSOCIATION, INC.
LKA: 28629 DAWNS BREAK POINT WESLEY CHAPEL, FL 33544
UNKNOWN TENANT 1
LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543
UNKNOWN TENANT 2
LKA: 1306 Crimson Clover Lane Wesley Chapel, FL 33543
You are notified of an action to foreclose a mortgage on the following property in Pasco County:
LOT 37, BLOCK 7, MEADOW POINTE PARCEL 8 UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 1306 Crimson Clover Lane, Wesley Chapel, FL 33543
The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco County, Florida; Case No.: 2025CA0000078 and is styled Wells Fargo Bank, N.A. As Trustee For Option One Mortgage Loan Trust 2007-FXD2 vs. John B. Anglada a/k/a John Anglada, Unknown Spouse of John Anglada, Grace Ann Morales f/k/a Grace Morales-Anglada a/k/a Grace Morales Anglada a/k/a Grace Morales a/k/a Grace Anglada, Grace Ann Morales f/k/a

Grace Morales Anglada a/k/a Grace Morales Anglada a/k/a Grace Morales a/k/a Grace Anglada, Bank of America, N.A., Meadow Pointe Homeowners Association, Inc., Unknown Tenant I, Unknown Tenant 2., et al. You are required to serve 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 5/27/25, (or 30 days from the first date of publication) and file the original 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 Plaintiffs 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 accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
DATED: April 22nd, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Haley Joyner
As Deputy Clerk
Quintairos, Prieto, Wood & Boyer, P.A.
Attn : Foreclosure Service Department
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
Phone: (855) 287-0240
Fax: (855) 287-0211
E-service:
servicecopies@qpwbllaw.com
Matter No.: FL-005108-24
Apr. 25; May 2, 2025 25-00797P

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

Who benefits from legal notices?

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

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SUBSEQUENT INSERTIONS

FOURTH INSERTION		THIRD INSERTION		SECOND INSERTION	
<p>KENTON COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</p> <p>Notice is hereby given that the Kenton Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, <i>Florida Statutes</i>. The Board of Supervisors ("Board") of the District will conduct a public hearing on May 2, 2025 at 11:00 a.m. at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.</p> <p>The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.</p> <p>Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of 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.</p> <p>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.</p> <p>Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager April 4, 11, 18, 25, 2025</p>		<p>NOTICE OF ACTION FOR PARENTING PLAN AND CHILD SUPPORT</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>Case No.: 2018DR005850DRAXWS Division: N2</p> <p>PAMELA CHRISTINE HUSTY Petitioner and JASON ROLAND SHEDDEN Respondent.</p> <p>TO: PAMELA HUSTY 5121 State Road 54, New Port Richey, FL 34652</p> <p>YOU ARE NOTIFIED that an action for Parenting Plan and Child Support has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lee Harang, Esq. counsel for Respondent-VCounter Petitioner whose address is 10425 Lightner Bridge Drive, Tampa, FL 33626 on or before 05/05/2025, and file the original with the clerk of this Court at WEST PASCO JUDICIAL CENTER 7531 LITTLE ROAD NEW PORT RICHEY FL 34654 before service on Petitioner or immediately thereafter.</p> <p>DATED March 27, 2025 Nichole Alvarez/Sowles CLERK OF THE CIRCUIT COURT Pasco County Clerk & Comptroller (SEAL) By: /s/ Bevely Bray Deputy Clerk April 11, 18, 25; May 1, 2025</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2023CA004074CAAXES REAL TIME RESOLUTIONS, INC. PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, 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).</p> <p>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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 23FL104-0013 April 18, 25, 2025</p>	
FOURTH INSERTION		FOURTH INSERTION		SECOND INSERTION	
<p>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,</p>		<p>otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition. DUE ON OR BEFORE MAY 5TH, 2025 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, 2025</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>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.</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES 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 WINTERSIDE LANE PICKERINGTON, OH 43147 UNKNOWN SPOUSE OF SARAH ELAINE GROVE F/K/A SARAH E. HELMERS F/K/A SARAH E. ALLISON LKA: 12025 WINTERSIDE LANE PICKERINGTON, OH 43147 PAMELA KAY DIXON A/K/A PAMELA DIXON 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 foreclose a mortgage on the following property in Pasco County: LOT 94, TAHITIAN HOMES UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 2233 Tahitian Drive, Holiday; FL 34691. The action was instituted in the Cir-</p>	
THIRD INSERTION		SECOND INSERTION		SECOND INSERTION	
<p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Bryan Radcliff, District Manager April 11, 18, 25; May 2, 2025</p>		<p>HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</p> <p>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.</p> <p>The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.</p> <p>Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of 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.</p> <p>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.</p> <p>Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager April 18, 25; May 2, 9, 2025</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>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.</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES 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 WINTERSIDE LANE PICKERINGTON, OH 43147 UNKNOWN SPOUSE OF SARAH ELAINE GROVE F/K/A SARAH E. HELMERS F/K/A SARAH E. ALLISON LKA: 12025 WINTERSIDE LANE PICKERINGTON, OH 43147 PAMELA KAY DIXON A/K/A PAMELA DIXON 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 foreclose a mortgage on the following property in Pasco County: LOT 94, TAHITIAN HOMES UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 2233 Tahitian Drive, Holiday; FL 34691. The action was instituted in the Cir-</p>	



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--- PUBLIC SALES ---

SECOND INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 Accent Lane New Port Richey, FL 34653
NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(WITH NOTICE OF SALE)
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 by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.
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
April 18, 25, 2025 25-00777P

SECOND INSERTION

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

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"), benefiting 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 benefitted 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.

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

- A. The total estimated cost of the Project is **\$145,800,000 ("Estimated Cost")**.
B. 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.
C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

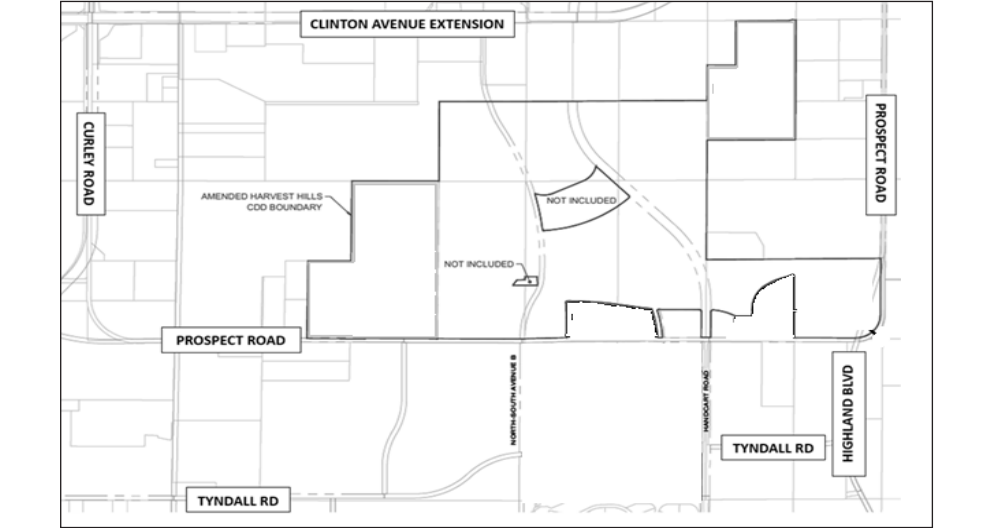
8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:
NOTICE OF PUBLIC HEARINGS

DATE:	May 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: /s/ /s/ Chesley E Adams, Jr. Secretary/Assistant Secretary	HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT /s/ Robert Q Noordstar Chairman
--	--

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



--- PUBLIC SALES ---

SECOND 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: Sweet-water RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).
April 18, 25, 2025 25-00750P

SECOND 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

SECOND 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

SECOND 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

SECOND 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 25-00773P

SECOND 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 25-00773P

SECOND 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: Sweet-water RV Resort, 37647 Chancey Road, Zephyrhills, Florida 33541 (Telephone: 813-783-3477).
April 18, 25, 2025 25-00750P

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

101060

Business Observer

SECOND 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

SECOND 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

SECOND 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

waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

Personal Representative:
Liza Stevens
Kickliter Lane
Land O Lakes, Florida 34637
Attorney for Personal Representative:
Babatola Durojaiye Attorney
Florida Bar Number: 0101734
3632 Land O Lakes BLVD, 105
Land O' Lakes, Florida 34639
Telephone: (813) 971-2383
Fax: (813) 971-4871
E-Mail: bdurojaiye@durojaiyelaw.com
Alt. EMail:
bdurojaiye.durojaiyelaw@gmail.com
April 18, 25, 2025 25-00760P

--- ESTATE ---

SECOND 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@gulfcoastlegalcenters.com
jnnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
April 18, 25, 2025 25-00724P

SECOND 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

SECOND 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

SECOND 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

SECOND 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-

SECOND 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

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:
DANEEN MADDOX a/k/a DANEEN LOUGENIA MADDOX
8803 Avondale Ln.
Hudson, Florida 34667
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 25-00768P

cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

Personal Representative:
Morgan Rae Stacy
360 Wardtown South
Whiteville, North Carolina 28472
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 25-00767P

SECOND 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, 202525-00761P
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000447 AXWS IN RE: ESTATE OF LAWRENCE SANTERO JOSE a/k/a LAWRENCE JOSE a/k/a LAWRENCE S. JOSE Deceased. The administration of the estate of LAWRENCE SANTERO JOSE a/k/a LAWRENCE JOSE a/k/a LAWRENCE S. JOSE, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207 Dade City, FL 33523-3805. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Co-Personal Representatives have 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: JED HENRY DELA CRUZ JOSE 7103 Wax Leaf Court Port Richey, FL 34668 Attorney for Personal Representative: THOMAS M. TARSIA Attorney Florida Bar Number: 51628 Jones, Haber & Rollings 1633 SE 47th Terrace Cape Coral, FL 33904 Telephone: (239) 542-0700 Fax: (239) 542-8627 E-Mail: Tarsia@JonesHaberLaw.com Secondary E-Mail: Simes@JonesHaberLaw.com April 18, 25, 202525-00763P
SECOND 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 1986 DREA mobile home bearing vehicle identification numbers 1EH4L3429G7900133 and all personal items located inside the mobile home. Last Tenant: Ronald Hunter Friend, Susan B. Friend, and Adam Friend. Sale to be held at: Rainbow Village of Zephyrhills, 4150 Lane Road, Zephyrhills, Florida 33541, (813) 782-5075. April 18, 25, 202525-00771P

SECOND 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. LOVELACE 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, 202525-00730P
SECOND INSERTION
NOTICE TO CREDITORS 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; and 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, 202525-00765P

SECOND 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, 202525-00727P
SECOND 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 s. 732.2211, Florida Statutes. 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, 202525-00759P

SECOND 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, 202525-00728P
SECOND 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.

ACTIONS / SALES

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2024 CA 001617</p> <p>SEATTLE BANK, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 27, 2025 in Civil Case No. 2024 CA 001617, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, SEATTLE BANK is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the</p>		
<p>highest bidder for cash at www.pasco.realforeclose.com on June 30, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 258, HOLIDAY HILL, UNIT SEVEN AS RECORDED IN PLAT BOOK 10, PAGE 21, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated this 9th day of April, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1142B April 18, 25, 2025</p>		
		25-00718P

SECOND INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO.: 2024CA001176CAAXWS</p> <p>BANK OF AMERICA, N.A., Plaintiff, vs. PETER KARANTONIS, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 31, 2025, and entered in Case No. 2024CA001176CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of America, N.A., is the Plaintiff and Peter Karantonis, , are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the May 20, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 1283, HOLIDAY LAKE ESTATES, UNIT FIFTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 93, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>A/K/A 1351 DARTMOUTH DR 16 HOLIDAY FL 34691</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>		
		25-00770P

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO. 2016CA000761CAAXWS</p> <p>WELLS FARGO BANK, N.A., Plaintiff, vs. MICHAEL BORKAN, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2016CA000761CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC is the Plaintiff and MICHAEL BORKAN; VEMA KAYE MCKENNAA/K/AVEMAMCKENNA; UNKNOWN TENANT(S); SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION INC; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on May 05, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 54, SOUTHERN OAKS, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 66-73 OF THE PUBLIC RECORDS OF PACSO, FLORIDA.</p> <p>Property Address: 5243 SAGA-MORE COURT, NEW PORT RICHEY, FL 34655</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accom-</p>		
		25-00758P

SECOND INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO. 2024CA001025CAAXWS</p> <p>GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF FRANCES M WEBER A/K/A FRANCES WEBER, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FRANCES WEBER; BEACON WOODS EAST HOMEOWNERS` ASSN., INC. Defendants.</p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 7, 2025, in this cause, in the Circuit Court of Pasco County, Florida, the office of Nikki Alvarez-Sowles, Esq. - AES, Clerk of the Circuit Court, shall sell the property situated in Pasco County, Florida, described as:</p> <p>LOT 861, BERKLEY VILLAGE, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 30-32, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>a/k/a 8635 BRAXTON DR, HUDSON, FL 34667-6990</p>		
		25-00756P

SECOND INSERTION		
<p>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO.: 2023-CA-003905 WS</p> <p>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6, Plaintiff, vs. JUNIOR A. MATIAS AKA JUNIOR MATIAS, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 7, 2025 and entered in Case No. 2023-CA-003905 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC6 , is the Plaintiff and Junior A. Matias aka Junior Matias, United States of America, Department of Treasury, Unknown Party #1 N/K/A Chad Zielesch, Unknown Party #2 N/K/A Janet Zielesch, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the May 19, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 897, REGENCY PARK UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 51, PUBLIC</p>		
		25-00769P

SECOND INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION Case No.: 2024CA002988CAAXES</p> <p>SEACOAST NATIONAL BANK, Plaintiff, vs. EMMANUEL DEVE, an individual, MARIE E. FAIRWEATHER DEVE, an individual, and JOHN DOE, withsaid John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.</p> <p>Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco County, Florida described as:</p> <p>LOT 9, BLOCK 8, TIERRA DEL SOL PHASE1, according to the map or plat thereof as recorded in Plat Book 52, Page 70, Public Records of Pasco County, Florida Commonly known as: 9112 Bel Rock Pl., Land O'Lakes, FL 34638.</p> <p>the Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on JUNE 3, 2025, at 11:00 a.m. at www.pasco.realforeclose.com in accordance with</p>		
		25-00755P

SECOND INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO. 24-CA-000509</p> <p>JAMES HERRITT, an individual, Plaintiff, vs. ALEXANDER TRUCKING, INC., a Florida corporation, JOE G. ALEXANDER, SR., an individual, and ROBERT ALEXANDER, an individual, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered in Case No. 2024-000509 on August 6, 2024, in the Sixth Judicial Circuit Court, in and for Pasco County, Florida, wherein Nikki Alvarez-Sowles, Esq., the Clerk of Court, will sell to the highest and best bidder for cash, the real property situated in Pasco County, Florida, described below to the highest bidder, for cash, www.pasco.realforeclose.com at 11:00 A.M. on the 5th day of May 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>That part of the West 324.00 feet of the South 1/2 of the NE 1/4 of the NW 1/4 of Section 12, Township 25 South, Range 21 East, Pasco County, Florida, lying North of Clinton Avenue; LESS AND EXCEPT the South 165.00 of the West 264.00 feet thereof. Property Address: 39315 Clinton Avenue, Dade City, Florida 33525</p>		
		25-00719P

SAVE TIME



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Friday Publication

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