

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432	
Time: 09:00 AM	
Sale to be held at www.storagetreasures.com.	
1176 - PAULUS, JOSHUA AARON; 1202 - Fowler, Rachel; 2200 - Saffold, Lena; 2218 - Honecker, Tina; 2233 - Olsson, Erica; 2251 - Cummings, Karen; 2286 - Backus, Robert; 3127 - Thompson, Lucretia; 3136 - Hartford, Zachary; 3158 - otten, Richard; 3235 - Stout, Stephanie; 3240 - Tello Stanley Insurance LLC Tello, James; 3254 - Isaac, Alan; 3279 - Johnson, Barry; 3282 - Murphy, Wade; 3313 - Registe, Sveinbjorg; 4015 - Dimarco, Richard; 5006 - Irvin, Anthony; 6000 - Bias, Ronald; 6001 - Bias, Ronald; 6003 - Bias, Ronald; 6007 - Bias, Ronald; 6008 - Merrifield, Maria; 7026 - Davis, Daniel; 7032 - Slavinsky, Daniel	
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376	
Time: 10:00 AM	
Sale to be held at www.storagetreasures.com.	
01051 - Henry, Ashley; 01072 - Rush, LaShawn; 01097 - Belger, Sonny; 01116 - Rhodes, Rabyon; 02022 - Ponce, Giselle; 02045 - shortridge, michael; 02099 - House, Tionnee; 02105 - Mendez, Dionnee; 02114 - Langston, Danny; 02115 - Pellot, Karian; 02119 - Richard, Leonel; 02138 - Pansey, Roy; 03012 - Barreto, Holly; 03016 - Rene, Claudaisha; 03024 - Cranendonk, Christine; 03064 - Proctor, Louis; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03147 - Franco, Carmen; 03163 - Peck, Halle; 03204 - Danko, Brittany; 03208 - Cancel, Adriana; 04026 - MORRISON, LAVONNE; 04066 - Nicoletti, Soledad; 04100 - DILLARD, MARGARET; 04104 - Dorris, Charquenetta; 04139 - Williams, Olivia; 04150 - Cavanaugh, Joe; 04170 - slayton, Vickie; 04197 - Marciniak, Annette; 04201 - Lewis, Mercedes; 04206 - cortorreal, Tarsis; 04211 - Davis, Andrea; 04213 - Richards, Ahmad; 04216 - Long, Jacqueline	
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632	
Time: 10:15 AM	
Sale to be held at www.storagetreasures.com.	
021 - Gale, Brianne; 041 - Devine, Kelly; 063 - Isolon, Robert; 094 - Rosser, Linda; 118 - Gould, Melody; 198 - Melvin, Steven; 204 - drake, Joseph; 238 - Spell, Jessica; 272 - Squires-carlson, Christina; 275 - Owensbrown, Tiffany; 302 - Rowland, Suzanne; 310 - Melvin, Steven; 312 - Cruz, Jorge; PC005 - Lopez, Ermen; RV006 - Glenn, Brittney	
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578	
Time: 10:45 AM	
Sale to be held at www.storagetreasures.com.	
11018 - Rotella, Nettie; 11052 - preston, robert; 11058 - Taylor, Jayden; 11059 - Andrews, Julie; 11063 - Lawson, darrell; 11101 - Brown, Anthony; 11144 - tokos, Judit; 11154 - Picard, Ryan; 11263 - Giacobbi, Julie A; 11276 - Aponte, James; 11292 - Adolph, Elizabeth; 12017 - Bowen, James; 12036 - komorowski, Stephanie; 12050 - Maynes, Kellie; 12069 - Williams, James; 12074 - Frank, James; 12085 - Torres, Tabitha; 12095 - Smith, Dylan; 12140 - Anderson, Melissa; 12144 - Tennant, Spencer; 12147 - Searcy, Lashanda; 12202 - Giglio, Justina; 12216 - green, rashan; 12221 - Cocepcion, Gilberto; 12230 - Woods, Shana N; 12232 - Coleman, Monica; 12252 - Rosati, Guy; 13008 - Clower, Dawn; 13029 - Heredia, Roberto; 13046 - Frank, James; 13121 - jackson, toby; 13179 - Vitale, Joseph; 13233 - Ducey, Joseph; 13279 - Hanson, Mary; 13335 - SLOAN, SHARON; 13346 - Powers, David; B121 - Budd, Thomas; B131 - Daniele, Michael R; B211 - Demarchi, Gordon Edward; B235 - Lora, Elvin D Almonte; B250 - Derr, Kersha; C104 - McKinnon, Kendra; C120 - Murphy, Amanda; C135 - Moore, Kelly; C156 - Moore, Kelly; C220 - Macdowell, Andrea; C223 - Farrell, Carlene; C229 - Boone, Kim; C250 - Leddick, Leslie; C255 - Evans, Ronald; C311 - Vandalinda, Brandon; C316 - Oliveira, Priscilla; C373 - Moore, Misty; C398 - Everett, Marcus Keith; C408 - Dunn, Maureen; D136 - Lonsdale, Megan; D208 - creson, Thomas; D219 - Walter, Amy; D252 - Thompson, Martha; D323 - Lonsdale, Megan; D330 - Vassell, Shikara; P139 - goad, anthony	
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392	
Time: 11:30 AM	
Sale to be held at www.storagetreasures.com.	
1018 - Hastings, Terra; 1204 - Riccardi-Sirico, D'Anna; 1372 - Weeks, Richard; 1516 - Little, Devin; 1812 - Vasquez, George; 1819 - Sarlls, Tristan; 1935 - Peasley, Jill; 2402 - Little, Devin	
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429	
Time: 11:45 AM	
Sale to be held at www.storagetreasures.com.	
A0044 - manzi, Robin; A0067 - Benner, Rachel; B0004 - Donnelly, Susan; D0003 - Brianas, Penelope; E1113 - Meyers, William; E1121 - Lepage, Daniel; E1134 - Sams, Sabrina; E1159 - Smith, Warren; E1166 - Graham, Al; E1170 - Dunn, Anthony; E1174 - Sheehan, Kevin J; E1191 - Dey, Michael; E1196 - Munro, Shon M; E1203 - skogman, Barbara; E1217 - neuhardt, shaina; E1224 - Martinez, Gabriella; E1231 - fonscca, matthew; E1232 - osorno, Jonathan; E1235 - Dennison, Tina; E1244 - Turner, Destiny; E2239 - Thompson, Adrian; E2262 - Armstrong, Lori; E2273 - Shihadeh, Michael David; E2294 - Rivera, Rosa; E2312 - Murray, Lanai; E2321 - Somerville, Maryjane; E2326 - Young, Kristin; E2358 - Johnson, Melissa	
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059	
Time: 12:00 PM	
Sale to be held at www.storagetreasures.com.	
0A141 - Evans, Andrew; 0A202 - Kirkpatrick, Lacey; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B011 - Drake, Bryan; 0B013 - Goodin, Nikko; 0B031 - diesing, Ashley; 0B039 - Mcgovern, Brittney; 0B050 - Goodrich, Kaitlyn; 0B052 - coyne, Kathleen; 0B110 - Mccoy, Virginia; 0B112 - Mullins, Jaime; 0C005 - Rozier, Steven; 0C020 - Brandon, Hope; 0C032 - Sandvik, Mark; 0C118 - floyd, Lameek; 0C130 - Mondesir, Anniesha; 0D001 - Popovich, George; 0E008 - Howard, Robert; 0E055 - Rosa, Jasmine; 0E063 - brown, Alex; 0E069 - Breitsprecher, Michael; 0E115 - Knox, Tracy; 0E117 - Landi, Crystal; 0E140 - Hill, Jakaila; 0E152 - smith, Tammy; 0E164 - Rivera, Michelle; 0E185 - Antunez, Tomas; 0E186 - Chapman, Matthew; 0E239 - poust, bobbiejo	
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911	
Time: 12:15 PM	
Sale to be held at www.storagetreasures.com.	
013 - Peterson, Sophia; 015 - Miller, Rhonda; 021 - Devries, Jack; 031 - Brazier, George; 048 - Willis, Louellen; 050 - Horn, Janice; 072 - Johnson, Akira; 133 - Pustulka, John; 140 - Hartnett, Sara; 152 - Larsen, Jennifer; 202 - valencia, gina; 203 - Vabre, Brian; 215 - cruz, christopher; 231 - Dieuville, Dermionne; 232 - Blainey, FRank; 244 - Carter, Melissa; 283 - Anderson, Kiesha; 305 - Lindbom, Erica; 320 - Murray JR, Frederick; 340 - Yglesias, Ida; 403 - Cunningham, Bridget; 452 - Moorehead, Susan; 458 - Gavlock, Carter; 480 - Allen, Alexia; 481 - Scydick, Terry; 487 - Oehl, Peter; 516 - Miller, Stacy; 526 - Devries, Jack; 557 - Martinez, Camila; 570 - Louden, James; 601 - Joseph, Heather; 608 - Husejnovic, Salko	
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059	
Time: 12:30 PM	
Sale to be held at www.storagetreasures.com.	
1084 - Jonas, Kimberely; 1109 - Carleton, Matthew; 1132 - Williams Bey, Timothy; 1153 - vankirk, Ashley; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1207 - Scofield, Debra; 1212 - Reynolds, James; 1230 - Gibson-Hughes, Bridget; 2034 - O'Brien, Tracy; 2096 - hicks, Brittney; 2117 - Bell, Robbrea; 2122 - Tutt, Jason; 2137 - Rodriguez, Kelvin; 2142 - brush, Tiffany; 2147 - Deblasio, Daniel; 2152 - Alvarado, James; 2169 - Tutt, Jason; 2213 - Fleenor, Lawrence W; 2235 - Casique, Ingrid; 2237 - Stevenson, Jessica; 2261 - Smith, Dana; 2267 - goodman, dorothy; 2268 - Carpenter, Stephanie; 2279 - nelson, John; 3001 - Chavez, Alina; 3041 - Jackson, Joshua; 3052 - Hrica, Heather M; 3055 - Paris, Emmanuel; 3115 - Nelson, Melanie; 3131 - Christian, Gordon; 3205 - heidepriem, zachary; 3209 - COLEY, INTIMATE SHERMIRA; 3229 - Kirk, America; 3260 - Goggin, Carole; 3263 - Ferry, Mike; 3276 - Winkelman, Justin; 3306 - Benton, Jordan Lones; 3311 - Galiatsatos, Nicholas; 3314 - kern, Tyler; 3321 - Correa, Heremias; 3323 - Marley, Chad; RV04 - Hart, Joshua; RV44 - Bray, Josh	
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964	
Time: 12:40 PM	
Sale to be held at www.storagetreasures.com.	
1030 - Draper, Lance; 1054 - Doven, Stephen; 1059 - Ledford, Koren; 1060 - Miller-Johnson, Denetrius Michele; 1073 - Shannon, Lysondra; 1087 - Lock, Annette; 1113 - Aikens, Jeremy; 1133 - Torres, Stephanie; 1138 - Graves, Carol; 2015 - Eberhardt, Diane; 2027 - Johns, Kendra; 2033 - Garner, Leah; 2089 - Twitty, Joshua; 2115 - Garcia, Russell; 2128 - Harvey, Nick; 2154 - Atchison, Jessica; 2243 - Keister, John; 3075 - White, Elna; 3137 - Attaway, Marcus; 3199 - Lowe, Eric; 3242 - Hurd, Theresa; 3244 - Prater, Shannan; 4038 - Comfort, Annette	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	
May 9, 16, 2025	25-00873P

FIRST INSERTION	
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 20.60 acres known as Abbey Crossing Phase 1 and Phase 2.	
The project is located in Pasco County, Section(s) 16, Township 25 South, Range 20 East. The permit applicant is Lennar Homes, LLC whose address is 4301 W Boy Scout Blvd., Suite 600 Tampa, FL 33607 The Permit No. is 43046697.003.	
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.	
NOTICE OF RIGHTS	
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.	
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.	
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.	
May 9, 2025	25-00910P

FIRST INSERTION	
NOTICE OF BOARD OF SUPERVISORS MEETING SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors ("Board") of the Summit View Community Development District ("District") will hold a Board meeting on Thursday, May 22, 2025, at 10:00 AM at Starkey Ranch Theatre Library Cultural Center, Egret Room, 12118 Lake Blanche Drive, Odessa, FL 33556. The purpose of the regular meeting is to conduct any and all business coming before the Board.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.summitviewcdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Information about how the meeting will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meeting.	
There may be occasions when one or more members of the Board or staff may participate by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Manager's Office at least three (3) business days prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC	
May 9, 2025	25-00903P

FIRST INSERTION	
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917179 from : Locust Branch LLC, 3717 Turman Loop, Suite 102, Wesley Chapel, FL, 33544. Application received: 05/02/2025. Proposed activity: residential. Project name: Wiregrass S4 Parcel A. Project size: 66.56 acres Location: Section(s) 20, Township 26 South, Range 20 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no	
The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.	
May 9, 2025	25-00899P

FIRST INSERTION	
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on May 21, 2025 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.	
Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.	
Lynn Hayes District Manager	
May 9, 2025	25-00900P

FIRST INSERTION	
Notice of Meetings Abbott Square Community Development District	
The Board of Supervisors of the Abbott Square Community Development District will hold the remainder of their meetings for Fiscal Year 2025 at The Hilton Garden Inn Tampa Wesley Chapel Located at 26640 Silver Maple Parkway Wesley Chapel, FL 33544 at 6: 00 p.m.	
May 7, 2025, June 4, 2025, August 6, 2025,	
There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.	
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 Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. 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 at least two (2) days prior to the date of the hearing and meeting.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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.	
Mark Vega Manager	
May 9, 2025	25-00901P

FIRST INSERTION	
NOTICE OF BOARD OF SUPERVISORS MEETING SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors ("Board") of the Summit View II Community Development District ("District") will hold a Board meeting on Thursday, May 22, 2025, at 10:00 AM, or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later, at Starkey Ranch Theatre Library Cultural Center, Egret Room, 12118 Lake Blanche Drive, Odessa, FL 33556. The purpose of the regular meeting is to conduct any and all business coming before the Board.	
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services - Tampa, LLC, by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.summitview2cdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.	
Information about how the meeting will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meeting.	
There may be occasions when one or more members of the Board or staff may participate by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Manager's Office at least three (3) business days prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC	
May 9, 2025	25-00902P

PUBLIC SALES

FIRST INSERTION

NOTICE OF BUDGET WORKSHOP & SPECIAL MEETINGS
OF THE BOARD OF SUPERVISORS OF BEXLEY
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a Budget workshop meeting on May 21, 2025, at 5:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. A special meeting will commence after the adjournment of the Budget Workshop Meeting to consider items pertaining to the roadway submittal.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

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

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

Wesley Elias
District Manager
May 9, 2025

25-00909P

FIRST INSERTION

HOPE INNOVATION DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2025/2026 BUDGET, NOTICE OF REGULAR MEETING OF
THE BOARD OF SUPERVISORS, AND NOTICE OF AUDITOR SELECTION
COMMITTEE MEETING

The Board of Supervisors of the Hope Innovation District will hold will a hold public hearing on June 3, 2025 at 1:00 p.m., 16828 Visioning Center Road, Land O'Lakes, FL 34638 for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year October 1, 2025 through September 30, 2026. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. There will be an Auditor Selection Committee meeting at 1:00 p.m. on the above-referenced date (immediately prior to the onset of the Board of Supervisors' meeting). The Auditor Selection Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing or meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda and proposed budget may be obtained by contacting the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, 407-723-5900.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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

Lynne Mullins
District Manager
May 9, 16, 2025

25-00911P

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waters Edge Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on May 22, 2025 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654. The regular meeting will commence after the adjournment of the Audit Committee Meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is advised to the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Wesley Elias
District Manager
May 9, 2025

25-00912P

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 Sunshine Drive Travel located at 4191 Woods Rider Loop in the City of ODESSA, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of May, 2025.
Surender Mandula
May 9, 2025

25-00908P

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 Clean Ritual located at 7337 Columns Cir Apt 307 in the City of New Port Richey, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of May, 2025.
Kseniia Zhuzhnieva
May 9, 2025

25-00924P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT
RFQ for Engineering Services

The McKendree Pointe Community Development District ("District"), located entirely within Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's roadway improvements, stormwater management facilities, sanitary sewer and utilities, security, entry features, landscaping and signage, recreational facilities and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement"), of its qualifications and past experience. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) the Applicant's willingness to meet time and budget requirements; c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Pasco County, Florida; d) the geographic location of the Applicant's headquarters and offices; e) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of the proposal by 3:00 p.m. on May 23, 2025 to the attention of Heather Diley, Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

MCKENDREE POINTE
COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER PROPOSALS
COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)
Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)
Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)
Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 20 Points)
Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Recent, Current and Projected Workloads (Weight: 5 Points)
Consider the recent, current and projected workloads of the firm.

6) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)
Consider the desire to diversify the firms that receive work from the District; etc.
May 9, 2025

25-00913P

FIRST INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2025 MEETINGS

The Board of Supervisors ("Board") of the Silverado Community Development District ("District") will hold their regular meetings for the remainder of Fiscal Year 2025 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542 on the following dates:

May 19, 2025
July 21, 2025
August 18, 2025

The Board will hold the following regular meeting at 5:00 PM at The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542:

September 15, 2025
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 office of the District Manager, Wrathell, Hunt and 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://www.silveradoecd.org/>.

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 meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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.

District Manager
May 9, 2025

25-00926P

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within the McKendree Pointe Community Development District (the "District"), comprised of approximately 70.35 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: June 2, 2025
Time: 9:00 a.m.
Place: Hilton Garden Inn Tampa/Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at larry@hikai.com or by phone at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Kai Connected, LLC, District Manager
May 9, 16, 2025

25-00914P

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF
THE MIRADA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Mirada Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on May 19, 2025, at 6:00 p.m. at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Governmental Management Services - Tampa, LLC, via mail 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the "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 for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person 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.

Jason Greenwood
District Manager
May 9, 2025

25-00922P

FIRST INSERTION

SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC
6530 Accent Lane
New Port Richey, FL 34653
NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)
TO: David Brian Shumaker, Brian Lee Shumaker (deceased)
and Any Unknown Party(s) in Possession
7416 Gimbal Lane; Lot #197
New Port Richey, FL 34653
CMRR#: 9589-0710-5270-0136-5673-44
Jeanne Hess Warnken
(Registered Owner of Mobile Home)
7416 Gimbal Lane
New Port Richey, FL 34653
CMRR#: 9589-0710-5270-0136-5673-68

When you vacated the premises at 7416 Gimbal Lane; Lot #197, New Port Richey, FL 34653, the following personal property remained:

1973 UNKNOWN MAKE UNKNOWN COLOR UNKNOWN MODEL;
DOUBLE WIDE MOBILE HOME; TITLE NO. 0010576322; VIN NO.
920A TITLE NO. 0010576321; VIN NO. 920B 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 23, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

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

DATE 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

May 9, 16, 2025

25-00927P

Q

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice Is Hereby Given that Vision
Southeast Companies, Inc., 143 Business Ctr Dr., Birmingham, AL 35244, desiring to engage in business under the fictitious name of Vision Security Technologies, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
May 9, 2025

25-00925P

PUBLIC SALES

FIRST INSERTION	
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail)	
TO:	Jeff Solano a/k/a Jeffrey Brian Solano, Richard Malcolm Paulk and Any Unknown Party(s) in Possession 6512 Ketch Lane; Lot #17 New Port Richey, FL 34653 CMRR#: 9589-0710-5270-0136-5673-75 Marlene Janet Stoken 10817 1st Way North Saint Petersburg, FL 33716 CMRR#: 9589-0710-5270-0136-5673-82
When you vacated the premises at 6512 Ketch Lane; Lot #17, New Port Richey, FL 34653, the following personal property remained: 1970 FLEETWOOD WHITE UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE NO. 0009234656; VIN NO. 1871 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 23, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.	
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.	
DATE	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	
May 9, 16, 2025	25-00928P

FIRST INSERTION	FIRST INSERTION
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 2024DR003263DRAXES IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD and IN RE: THE MATTER OF THE ADOPTION OF BROOKE BRIANNA LAIRD, DOB: 06/24/2019 MINOR CHILD. TO: MARIANNE KATHRYN LAIRD 110 W TARPON AVE TARPON SPRINGS, FL 34689	AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 2024DR003263DRAXES IN RE: THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD and IN RE: THE MATTER OF THE ADOPTION OF BROOKE BRIANNA LAIRD, DOB: 06/24/2019 MINOR CHILD. TO: STEVEN MICHAEL LENTZ 110 W TARPON AVE TARPON SPRINGS, FL 34689
YOU ARE HEREBY NOTIFIED that an action for Termination of Parenting Rights for the Proposed Adoption of a Minor Child has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KERYA L. KOEUT, ESQUIRE, Petitioner's attorney, whose address is 5625 Central Avenue, St. Petersburg, FL 33710, on or before 6-2-2025, and file the original with the Clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Ave., Dade City, FL 33523, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.	YOU ARE HEREBY NOTIFIED that an action for Termination of Parenting Rights for the Proposed Adoption of a Minor Child has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KERYA L. KOEUT, ESQUIRE, Petitioner's attorney, whose address is 5625 Central Avenue, St. Petersburg, FL 33710, on or before 6-2-2025, and file the original with the Clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Ave., Dade City, FL 33523, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.	Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.	You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.	WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
WITNESS my hand and seal of this Court on 4-30-2025, 2025.	WITNESS my hand and seal of this Court on 4-30-2025, 2025.
NICHOLE ALVAREZ/SOWLES CLERK OF THE CIRCUIT COURT Pasco County Clerk & Comptroller (SEAL) By: /s/ Rita Meyer Deputy Clerk	NICHOLE ALVAREZ/SOWLES CLERK OF THE CIRCUIT COURT Pasco County Clerk & Comptroller (SEAL) By: /s/ Rita Meyer Deputy Clerk
May 9, 16, 23, 30, 2025	25-00891P

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE UNIVERSITY OF WEST LOS ANGELES located at 28210 PASEO DR., STE. 190 in the City of WESLEY CHAPEL, Pasco County, FL 33543, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 30th day of April, 2025 SAPERE AUDE, LLC	NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 27, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line May 9, 2025, at 6:00am and ending May 27, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods. Name Unit Chelsea R. Jensen 197 Kalliopi Lempidakis 193 May 9, 16, 2025
25-00904P	25-00915P

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

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

Rarely do consumers specifically search online for public notices.

01/2023, 12

FIRST INSERTION
NOTICE OF PUBLIC SALE United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on May 27th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM A801AC Saleem Black B56 Vincent Gambale B153 Louise Piche B353 Richard Reedy Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668 F37 Ashley (derek) Lewis B39 Lucille Maier B46 Lucille Maier E34 Damian Terlutino Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541 I6 Mary Baker D45AC Darlene Sargent Emerson E17 Dana Giles C18 Ashley Goss R0005 Christopher Kuder G51AC Terri Plant D7 Regina M. Sonos May 9, 16, 2025
25-00898P

FIRST INSERTION
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 27, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line May 16, 2025, at 6:00am and ending May 27, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Name Unit Yashua Gonzalez B015 Gerry Hawks G026 Zoltan Mihalik I009 Melissa Miller C087 Paula J. Spears G005 Walter R. Thompson B050 May 9, 16, 2025
25-00921P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PS Entertainment located at 7842 Land O Lakes Blvd #310, in the County of Pasco, in the city of Land O Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Land O Lakes, Florida, this 6th day of May, 2025. PEEPS STUDIO LLC May 9, 2025
25-00923P

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 NPRLF INVESTING LLC located at 16936 MOSS TREE LOOP in the City of LAND O LAKES, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of May, 2025. MARY HALL May 9, 2025
25-00907P

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 Honda of Port Richey located at 8442 US-19 in the City of Port Richey, Pasco County, FL 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 2nd day of May, 2025 Port Richey H Automotive Management, LLC May 9, 2025
25-00905P

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 Ocean Honda of Port Richey located at 8442 US-19 in the City of Port Richey, Pasco County, FL 34668, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 2nd day of May, 2025 Port Richey H Automotive Management, LLC May 9, 2025
25-00906P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001369CPAXWS IN RE: ESTATE OF EDNA DARLENE MURPHY EDNA D. MURPHY A/K/A EDNA MURPHY Deceased. The administration of the Estate of Edna Darlene Murphy a/k/a Edna D. Murphy a/k/a Edna Murphy, deceased, whose date of death was January 22, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 May 9, 2025. Personal Representative: Cindy Murphy 9735 Rainbow Lane Port Richey, Florida 34668 Attorney for Personal Representative: Ashly Mae Guernaccini Florida Bar Number: 1022329 AT CAUSE LAW OFFICE, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com May 9, 16, 2025
25-00874P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000580 IN RE: ESTATE OF NICHOLAS MICHAEL ALLEGRETTO, JR., AKA NICHOLAS M. ALLEGRETTO, JR. Deceased. The administration of the estate of NICHOLAS MICHAEL ALLEGRETTO, JR., also known as NICHOLAS M. ALLEGRETTO, JR., deceased, whose date of death was January 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: May 9, 2025. ELOISE ALLEGRETTO Personal Representative 10342 Echo Dock Loop San Antonio, FL 33576 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com May 9, 16, 2025
25-00879P

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FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000580 IN RE: ESTATE OF NICHOLAS MICHAEL ALLEGRETTO, JR., AKA NICHOLAS M. ALLEGRETTO, JR. Deceased. The administration of the estate of NICHOLAS MICHAEL ALLEGRETTO, JR., also known as NICHOLAS M. ALLEGRETTO, JR., deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: May 9, 2025. Personal Representative: Amy M. Stoll 7725 Turnbridge Drive Port Richey, Florida 34668 Attorney for Personal Representative: Walter B. Shurden, Attorney Florida Bar Number: 0156360 611 Druid Road East, Suite 712 Clearwater, FL 33756 Telephone: (727) 443-2708 Fax: (727) 255-5004 E-Mail: walt@shurden.net Secondary E-Mail: jennifer@shurden.net May 9, 16, 2025	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 202-CP-000394 IN RE: ESTATE OF MARY MICHELE BERKOWITZ Deceased. The administration of the estate of Mary Michele Berkowitz, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: May 9, 2025. Personal Representative: Rita K. Geohagan Attorney for Personal Representative: Robert C. Burnette, Esq. Attorney for Rita K. Geohagan Florida Bar Number: 0159816 5408 7th Street Zephyrhills, FL 33542 Telephone: (813) 788-6800 Fax: (813) 322-3588 E-Mail: rcburnettepa@gmail.com Secondary E-Mail: ci824fl@gmail.com May 9, 16, 2025	25-00880P
25-00876P		

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

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

Rarely do consumers specifically search online for public notices.

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000293
IN RE: ESTATE OF
EDWARD LEROY HUDDY,
Deceased.

The administration of the estate of EDWARD LEROY HUDDY, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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: May 9, 2025.

AMY GARZA Personal Representative 46181 Donahue Avenue Macomb, MI 48044 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com May 9, 16, 2025	25-00881P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000684
IN RE: ESTATE OF
WILLIAM EUGENE PUGH
Deceased.

The administration of the estate of William Eugene Pugh, deceased, whose date of death was November 20, 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 May 9, 2025.

Personal Representative: Kristi L. Eitnecar 1005 Wilhelm Street Defiance, OH 43512 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 May 9, 16, 2025	25-00883P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000296
IN RE: ESTATE OF
HOWARD BURKE UNDERWOOD,
III.,
Deceased.

The administration of the estate of HOWARD BURKE UNDERWOOD, III, deceased, whose date of death was August 12, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida, 34656-0338. The names and addresses of the 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 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 May 9, 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: jrivera@hnh-law.com May 9, 16, 2025	25-00882P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-392
IN RE: ESTATE OF
STEPHEN ARPAD VASALI
Deceased.

The administration of the estate of STEPHEN ARPAD VASALI, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative: MARY L. ANDERSEN 7345 Cedar Court Dr. New Port Richey, FL 34653 Attorney for Personal Representative: /s/ N. Michael Kousskoutis N. MICHAEL KOUSKOUTIS, ESQ. Florida Bar Number: 883591 623 E. Tarpon Ave, Ste. A Tarpon Springs, FL 34689 Telephone: (727) 942-3631 Fax: (727) 934-5453 E-Mail: nmklaw@nmklaw.com Secondary E-Mail: transcribe123@gmail.com May 9, 16, 2025	25-00885P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000161CPAXWS
Division: Probate
IN RE: ESTATE OF
JEFFREY PEARSON
Deceased.

The administration of the estate of Jeffrey Pearson, deceased, whose date of death was December 23, 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.

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, 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 May 9, 2025.

Personal Representative: Christopher J. Pearson 689 Linville Falls Drive West Melbourne, Florida 32904 Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2611 Keystone Road, Suite B-1 Tarpon Springs, Florida 34688 Telephone: (727) 287-6316 Fax (727) 287-6317 TanyaBell@BellLawFirmFlorida.com Felicia@BellLawFirmFlorida.com May 9, 16, 2025	25-00875P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000421CPAXWS
IN RE: ESTATE OF
JAMES WILLIAM VAN VALIN
A/K/A JAMES VAN VALIN,
Deceased.

The administration of the estate of JAMES WILLIAM VAN VALIN a/k/a JAMES VAN VALIN, deceased, whose date of death was September 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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: May 9, 2025.

KAREN VAN VALIN Personal Representative 10844 Allico Pass New Port Richey, FL 34655 JAMES P. HINES, JR. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com May 9, 16, 2025	25-00878P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.:
2025-CP-000645CPAXWS
IN RE: ESTATE OF
PATRICIA A. SCHUH
A/K/A PATRICIA ANN SCHUH,
Deceased.

The administration of the estate of PATRICIA A. SCHUH a/k/a PATRICIA ANN SCHUH, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Justice Center, 7530 Little Road, New Port Richey, FL 34654. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative: /s/ Mark Stein MARK STEIN 595 Manisha Place Tarpon Springs, FL 34688 (727) 365-6001 velocyclo@hotmail.com Joel R. Epperson, Esquire Florida Bar No. 218340 EPPERSON & RICH, PLLC 8401 J R Manor Dr Ste 100 Tampa, FL 33634 Tel: (813) 886-8500 Email: jepperson@eppersonrich.com srich@eppersonrich.com Attorney for Personal Representative May 9, 16, 2025	25-00877P
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000540CPAXES
IN RE: ESTATE OF
CATHRYN B. ANDERSEN,
Deceased.

The administration of the estate of CATHRYN B. ANDERSEN, deceased, whose date of death was December 5, 2023: File Number 2025CP-000540CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave Ste. 207, Dade City, FL 33523-3805. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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 May 9, 2025.

Personal Representative: ERIC NUNN 11153 Biddeford Place New Port Richey, Florida 34654 BRIAN NUNN 8224 Jolima Avenue Norfolk, Virginia 23518 Attorney for Personal Representative: JENNY SCAVINNO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@sieglelaw.com Secondary E-Mail: eservice@sieglelaw.com May 9, 16, 2025	25-00887P
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FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000584
IN RE: ESTATE OF
JEAN ANN MAYNARD
a/k/a JEAN A. BARTON
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 Jean Ann Maynard, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 31, 2024; that the total value of the estate is \$200.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Shelly Roth	3504 Westchester Drive Holiday, FL 34691
Randall Banco	4327 S US 301
Bushnell, FL 33513	Darrell Banco
11934 Circle B Road	Dade City, FL 33525

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512025CP000737CPAXWS
Division I
IN RE: ESTATE OF
JOAN NUNN AKA JOAN M. NUNN
AKA JOAN MARIE NUNN
Deceased.

The administration of the estate of JOAN NUNN AKA JOAN M. NUNN AKA JOAN MARIE NUNN, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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


FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA000113CAAXWS BANKUNITED N.A., Plaintiff, vs. CHAD WALKER; BRIDGET L. WALKER A/K/A BRIDGET WALKER; UNKNOWN SPOUSE OF BRIDGET L. WALKER A/K/A BRIDGET WALKER N/K/A RM. TSOLAKAKIS; WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.; VILLAGES AT RIVER RIDGE ASSOCIATION, INC.; CKS PRIME INVESTMENTS LLC; Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 22, 2025, and entered in Case No. 2023CA000113CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. BANKUNITED N.A. (hereafter "Plaintiff"), is Plaintiff and CHAD WALKER; BRIDGET L. WALKER A/K/A BRIDGET WALKER; UNKNOWN SPOUSE OF BRIDGET L. WALKER A/K/A BRIDGET WALKER N/K/A RM. TSOLAKAKIS; WINDSOR PLACE AT RIVER RIDGE ASSOCIATION, INC.; VILLAGES AT RIVER RIDGE ASSOCIATION, INC.; CKS PRIME INVESTMENTS LLC, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com , at 11:00 a.m., on the 23RD day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 7, WINDSOR PLACE AT RIVER RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 110 THROUGH 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Man-		
agement Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734		
VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com CR17524-22/sap May 9, 16, 2025 25-00896P		
FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CC-006970 Division: 6-C HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC., Plaintiff, v. MICHAEL J. MENA AND HILDA RAMIREZ MENA; THIRD FED- ERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TEN- ANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment In Favor Of Plaintiff, HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC. (the "Association"), entered in this action on the 29th day of April 2025, the Clerk of Court for Hillsborough County, Florida, will sell to the highest and best bidder or bidders for cash at a public sale conducted online at http://www.pasco.realforeclose.com , on May 29, 2025 at 11:00 A.M., the following described property: Lot 14, Block 11, SUNCOAST LAKES PHASE 3, according to the plat thereof, recorded in Plat Book 50, Pages 74 through 87, of the Public Records of Pasco County, Florida. and improvements thereon, located in the Association at 10601 Deerberry Drive, Land O'Lakes, FL 34638 ,(the "Property"). Any person claiming an interest in the surplus, if any, from the judicial sale of the Property, other than the Property owner, as of the date of the		
Notice of Lis Pendens, must file a claim within sixty (60) days after the judicial sale of the Property. 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. SHUMAKER, LOOP & KENDRICK, LLP By: /s/ William W. Huffman JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 William W. Huffman, ESQ. Florida Bar No. 0031084 Post Office Box 172609 Tampa, Florida 33672-0609 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Primary Email: whuffman@shumaker.com Secondary Email: afinipoggi@shumaker.com Counsel for Plaintiff May 9, 16, 2025 25-00894P		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA000748CAAXES DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS14, Plaintiff, vs. MARIA G. BLASZCZYK; TRUIST BANK AS SUCCESSOR BY MERGER TO SUNTRUST BANK; CAPITAL ONE BANK (USA), N.A.; CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.; PSLD ENTERPRISES, LLC; PROTECH ROOFING SERVICES LLC; Defendants. NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure dated March 24, 2025, and entered in Case No. 2024CA000748CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS14 (hereafter "Plaintiff"), is Plaintiff and MARIA G. BLASZCZYK; TRUIST BANK AS SUCCESSOR BY MERGER TO SUNTRUST BANK; CAPITAL ONE BANK (USA), N.A.; CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.; PSLD ENTERPRISES, LLC; PROTECH ROOFING SERVICES LLC, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pasco.realforeclose.com at 11:00 a.m., on the 2ND day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 37, BLOCK 1, MEADOW POINTE PARCEL 2, UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 62 THROUGH 65, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-		
vision 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734		
VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com PHH19652-24/sap May 9, 16, 2025 25-00897P		
FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION CASE NO.: 2023-CA-005004-WS CMG MORTGAGE, INC., Plaintiff, vs. MATTHEW W. BOGERT, et al. Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Re-schedule Foreclosure Sale entered on April 30, 2025, and the Uniform Final Judgment of Foreclosure entered on June 11, 2024, in Case No. 2023-CA-005004-WS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein CMG MORTGAGE, INC, is Plaintiff, and MATTHEW W. BOGERT, MAKAYLA L. CARON, and FOUNDATION FINANCE COMPANY LLC are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com , on the 29th day of May 2025, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 813-G, RIDGEWOOD GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 2018 Hess Drive, Holiday, FL 34691. together with all existing or subse-		
quently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. 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 SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS FEWER THAN SEVEN DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Dated this 30th day of April 2024 Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Bar No: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff May 9, 16, 2025 25-00895P		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2018CA000407CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. LEONARD PATRICK HILL AND TRACY ANN HILL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 17, 2018, and entered in 2018CA000407CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and LEONARD PATRICK HILL; TRACY ANN HILL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WILMINGTON FINANCE, INC.; FOX WOOD AT TRINITY COMMUNITY ASSOCIATION, INC.; TRINITY COMMUNITIES MASTER ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY 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 28, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 245, FOX WOOD PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 1824 WINSLOE DRIVE, TRINITY, FL 34655		
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 6 day of May, 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 17-122909 - MaM May 9, 16, 2025 25-00920P		

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 25-CC-368 GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs. LUCIAN POPESCU 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 "A" of Building 3087, as described in the Declaration of Condominium of GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER FOUR, a Condominium, recorded in O.R. Book 588, Pages 515-576, inclusive, and in Plat Book 11, Pages 7-11, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 4412 Sunstate Drive, New Port Richey, Florida, 34652. at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com , at 11:00 A.M. on June 26, 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 2nd day of May, 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 May 9, 16, 2025 25-00916P		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001142CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, VS. NAKAYSHA PULLEN, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 21, 2025 in Civil Case No. 2024CA001142CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Nakaysha Pullen, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of March, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 18, MAR-MOCE ADDITION, according to the map or plat thereof, as recorded in Plat Book 19, Pages 143 and 144, of the Public Records of Pasco County, Florida..		
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09088FL May 9, 16, 2025 25-00892P		



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.

03/28/2025 04:52



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

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

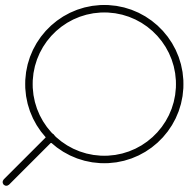


Citizens continue to learn about vital civic matters from newspaper notices.

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

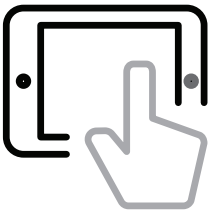
Verifying publication is difficult-to-impossible on the web.

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



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

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

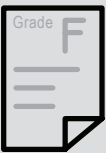


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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

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Creation of Special Tax Districts



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School District Reports



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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2

Notice is hereby given to the public and all landowners within KD52 Community Development District No. 2 ("District"), the location of which is generally described as comprising a parcel or parcels of land entirely within Pasco County, Florida containing approximately 441.984 acres of land generally located north of State Road 52 and west of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: May 23, 2025
TIME: 9:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

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

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

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

District Manager
May 2, 9, 202525-00862P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000294
IN RE: ESTATE OF
JOHN JAMES CALAMARI, III,
Deceased.

The administration of the estate of JOHN JAMES CALAMARI, III, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the 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 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: May 2, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
May 2, 9, 202525-00869P

SECOND INSERTION

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

CASE NO. 2025CA000301CAAXWS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
TERRY LYNN CONRAD, et al.,
Defendant.

To: MAY CUSTOM HOME, INC a/k/a
7 DAYS NEW ROOF, INC., 8022 SHARON DR., TAMPA, FL 33617
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 296, GULF HIGHLANDS, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 127 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Morgan B Lea, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before June 2nd, 2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (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 seal of said Court on the 24th day of April, 2025.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Shakira Ramirez Pagan
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
24-10159FL
May 2, 9, 202525-00833P

PUBLISH
YOUR
LEGAL NOTICE

Call 941-906-9386
and select the
appropriate County name
from the menu option
or email
legal@businessobserverfl.com

Business
Observer

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023CA003585
Carrington Mortgage Services, LLC,
Plaintiff, vs.
CATHRYN L MUSMACKER;
UNKNOWN SPOUSE OF
CATHRINE MUSMACKER;
CAPITAL ONE BANK USA N
A; UNKNOWN TENANT 1;
UNKNOWN TENANT 2,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 9, 2025 and entered in Case No. 2023CA003585, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein Carrington Mortgage Services, LLC is Plaintiff and CATHRYN L MUSMACKER; UNKNOWN SPOUSE OF CATHRINE MUSMACKER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAPITAL ONE BANK USA N A; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE 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:

LOT 1282, FOREST HILLS, UNIT NO. 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
Property Address: 1148 TAMARAC DRIVE, TARPON SPRINGS, FLORIDA

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 29th day of April 2025.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00941 CMS
May 2, 9, 202525-00840P

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

Q&A

What is a public notice?

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

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

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

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

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.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT **Legals.BusinessObserverFL.com**
To publish your legal notice email: legal@businessobserverfl.com

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TIME

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

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ACTIONS / SALES / ESTATE / PUBLIC SALES ---

FOURTH INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the harvest Hills Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on May 13, 2025 at 5:00 p.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

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

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

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

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

District Manager
April 18, 25; May 2, 9, 202525-00740P

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given to the public and all landowners within KD52 Community Development District No. 1 ("District"), the location of which is generally described as comprising a parcel or parcels of land entirely within Pasco County, Florida containing approximately 441.984 acres of land generally located north of State Road 52 and west of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: May 23, 2025
TIME: 9:00 AM
PLACE: RAW Space Collaborative
6013 Wesley Grove Blvd., Building 2, Suite 208
Wesley Chapel, Florida 33544

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

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

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

District Manager
May 2, 9, 202525-00861P

SECOND INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA

PROBATE DIVISION
CASE NO.: 2025CP000574CPAXWS
IN RE: ESTATE OF
CAROL MUSMACHER,
Deceased.

The administration of the Estate of Carol Musmacher, Deceased, whose date of death was January 19, 2025; Case Number 2025CP000574CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The name and address of the Personal Representative are Jason Kobryn, 6006 9th Avenue, New Port Richey, FL 34653, and the name and address of the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and persons having claims or demands

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the 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 the first publication of this Notice is May 2, 2025.
CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
May 2, 9, 202525-00844P

SECOND INSERTION

NOTICE OF SALE PURSUANT
TO CHAPTER 45, FLORIDA
STATUTES

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

2023CA004037CAAXES
EPPERSON SOUTH
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.
SOPHIA HANSEN, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/14/2025, m Case No.: 2023CA-004037CAAXES of the Circuit Court in and for Pasco County, Florida, wherein EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and SOPHIA HANSEN, et al., is/are the Defendant(s). Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 7/7/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 26, Block 24, Epperson North Village C-1, according to the map or plat thereof, as recorded in Plat Book 81, Page(s) 90 through 97, inclusive, of the Public Records of Pasco County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: April 25, 2025
By: /s/ Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
May 2, 9, 202525-00828P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000451-WS
IN RE: ESTATE OF
THOMAS P. MILONAS
Deceased.

The administration of the estate of Thomas P. Milonas, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0467-WS
IN RE: ESTATE OF
WILLIAM JOSEPH YALE
Deceased.

The administration of the estate of WILLIAM JOSEPH YALE, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 2, 2025.

Personal Representative:
JENNIFER L. JACKSON
192 Turtle Cove Ct.
Ponte Vedra Beach, FL 32082
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
May 2, 9, 202525-00870P

SECOND INSERTION

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 May 2, 2025.

Personal Representative:
/s/Paul R. Milonas
Paul R. Milonas
2882 Oak Tree Lane
Palm Harbor, Florida 34684
Attorney for Personal Representative:
Richard A. Venditti, Esquire
Attorney for personal representative
Florida Bar Number: 280550
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
E-Mail: richard@tarponlaw.com
Secondary E-Mail:
celeste@tarponlaw.com
May 2, 9, 202525-00845P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 2024CA001657CAAXES
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
JESTIN PAUL DAVID JEYARAJ
A/K/A J. JEYARAJ, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 3, 2025 in Civil Case No. 2024CA001657CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Jestin Paul David Jeyaraj a/k/a J. Jeyaraj, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 24, Block 1, Meadow Pointe Parcel 7 Unit 2, according to the map or plat thereof as recorded in Plat Book 31, Pages 76 through 80, inclusive, of the

Public Records of Pasco County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-09933FL
May 2, 9, 202525-00834P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2024-CP-001928 CPAXWS
Division probate
IN RE: ESTATE OF
ERNEST ANTHONY
SANTANIELLO
Deceased.

The administration of the Estate of Ernest Santaniello, deceased, whose date of death was July 3, 2024, and the last four digits of whose Social Security Number are 9044, 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 claim 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.

The date of first publication of this notice is May 2, 2025.

Personal Representative:
ADDIE SANTANIELLO
74 MOSELEY AVE
NEWBURYPORT, MA 01950
Attorney for Personal Representative:
DEREK W. EISEMANN, ESQ.
FLORIDA BAR NO. 0092735
2364 FRUITVILLE ROAD
SARASOTA, FL 34237
(941) 955-9212
Email: deisemann@michaelbelle.com;
service@michaelbelle.com;
msibel@michaelbelle.com
May 2, 9, 202525-00864P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001800
Division probate
IN RE: ESTATE OF
NANCY J. SLOVINSKY,
Deceased.

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

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

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

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 May 2, 2025.

Attorney for Personal Representative[s]:
Personal Representative[s]:
K. WADE BOYETTE, JR., Esquire
Florida Bar No. 0977111
BOYETTE, CUMMINS & NAILOS, PLLC
1635 E. Highway 50, Suite 300
Clermont, FL 34711
Telephone: 352-394-2103
Fax: 352-394-2105
Email: wboyette@bcnlawfirm.com
aclark@bcnlawfirm.com
DARLENE M. WASIL
c/o K. Wade Boyette, Jr. Esquire
May 2, 9, 202525-00843P

SECOND INSERTION

Affordable Secure Storage – Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

AC08 : Ashley Wharton
G02: Frank Trentacoste
H05: Diana Schroeder
SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE May 17th AT OR AFTER: 11:00 A.M.
May 2, 9, 202525-00846P



SAVE
TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SV0107

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
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CALL
941-906-9386
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.com

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SV0250

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hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA000997CAAXES CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JANET HARTMAN, DECEASED; GRAND HORIZONS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Unknown Heirs, Devisees, Grant- ees, Assignees, Lienors, Creditors, Trust- ees, and all other parties claiming an interest by, through, under or against the Estate of Janet Hartman, deceased 37643 Landis Avenue Zephyrhills, Florida 33541 YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing described property in Pasco County, Florida: LOT 88, GRAND HORIZONS - PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 99, PUBLIC RE- CORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH: 1998 PALM HARBOR HOME VIN NUMBER: PH0910082A/BFL	TITLE NUMBER: FLA62751/FLA627511 Street Address: 37643 Landis Avenue, Zephyrhills, Florida 33541 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiffs attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be en- tered against you for the relief demand- ed in the complaint or petition. Due on or before JUNE 2nd, 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 Pasco County Human Re- sources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on April 24th, 2024. Nikki Alvarez-Sowles Clerk of said Court By: Shakira Ramirez Pagan As Deputy Clerk McCabe, Weisberg & Conway 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400077 May 2, 9, 2025	25-00832P

SECOND INSERTION		
NOTICE OF ACTION FORECLOSURE PROCEEDINGS- PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION Case#: 2022CA002341 CAAXWS DIVISION: J2 Truist Bank, formerly known as Branch Banking and Trust Company Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jeanette M. Gillooley a/k/a Jeannette Hicks, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jeanine Marie Turner f/k/a Jeanine Feret, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Deirdre Ann Dawood f/k/a Deirdre Ann Mosichuk f/k/a Deirdre Ann Feret; Stanley Feret, Jr. a/k/a Stanley Feret; Unknown Spouse of Deirdre Ann Dawood f/k/a Deirdre Ann Mosichuk f/k/a Deirdre Ann Feret; Unknown Spouse of Stanley Feret, Jr. a/k/a Stanley Feret; Ryan Hexter; Cathleen Mary Hexter; Clerk of Circuit Court of Pasco County, Florida; State of Florida; Pasco County, Florida Acting Through the Board of County Commissioners; 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) Defendant(s). TO: Unknown Spouse of Stanley Feret, Jr. a/k/a Stanley Feret: 12015 Parkwood Street, Hudson, FL 34669 and Ryan Hexter: LAST KNOWN ADDRESS: 4459 Orlando Avenue, Brooksville, FL 34604 Residence unknown, if living, including any unknown spouse of the said Defen- dants, if either has remarried and if ei- ther or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendants; and the afore- mentioned named Defendants and such of the aforementioned unknown Defen- dants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to fore- close a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: TRACT 843 OF THE UNRE- CORDED PLAT OF PARK WOOD ACRES, UNIT FIVE BE- ING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COR- NER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA. GO THENCE NORTH 89°02'55"11 WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 849.99 FEET;	THENCE SOUTH 00°51'07"11 WEST, A DISTANCE OF 1964.28 FEET; THENCE SOUTH 57°01'15"11 WEST, A DISTANCE OF 344.09 FEET TO THE PC OF A CURVE HAVING A CENTRAL ANGLE OF 29°15'38"11, A RA- DIUS OF 775.00 FEET; A TAN- GENT DISTANCE OF 202.31 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°23'26"11 WEST, 391.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 395.79 FEET TO THE POINT OF BEGINNING AND THE PC OF A CURVE HAVING A CEN- TRAL ANGLE OF 09°14'39"11, A RADIUS OF 775.00 FEET, A TANGENT DISTANCE OF 62.66 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 23°08'17"11 WEST, 124.90 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.04 FEET; THENCE NORTH 73°25'42"11 WEST, A DISTANCE OF 200.00 FEET TO THE PC OF A CURVE HAVING A CEN- TRAL ANGLE OF 09°39'15"11, A RADIUS OF 975.00 FEET, A TANGENT DISTANCE OF 82.34 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°08'17"11 EAST, 164.09 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.28 FEET; THENCE SOUTH 62°14'23"11 EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1997, MAKE: HOMES OF MERIT/MERITT LIVESTOCK TRAILER, VIN#: FLHMLCB118515353A AND VIN#: FLHMLCB11851353B. more commonly known as 12015 Parkwood Street, Hudson, FL 34669. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Ra- ton, FL 33487, on or before JUNE 2ND, 2025 and file the original with the clerk of this Court either before with service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711. WITNESS my hand and the seal of this Court on the April 25, 2025. Nikki Alvarez-Sowles Circuit and County Courts By: Haley Joyner Deputy Clerk 22-326874 FC01 SUT May 2, 9, 2025	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-000703-CPAZWS Division probate IN RE: ESTATE OF NED R. GESSEL Deceased. The administration of the estate of Ned R. Gessel, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 2, 2025. Personal Representative: Judith Gessel 6240 12th Ave New Port Richey, Florida 34653 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 May 2, 9, 2025	25-00841P	
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 PALLATSOS, 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 PALLATSOS, DECEASED; AND VIRGINIA PALLATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALLATSOS, DECEASED, Defendants. TO: ESTATE OF COSTAS PALATIS A/K/A COSTAS PALLATSOS, DE- CEASED; 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 PALLATSOS, DECEASED; AND VIRGINIA PALLATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALLATSOS, DECEASED. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing 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 Plain- tiff'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 plain- tiff's attorney or immediately thereaf- ter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a dis- ability who needs an accommoda- tion in order to participate in this		
THIRD INSERTION		

a/k/a John Morris a/k/a John Harry Morris a/k/a John Harry Morris, Sr.
10501 Hardwood Court
Port Richey FL 34668
Unknown Personal Representative of
the Estate of Theresa Morris Dayes
a/k/a Theresa Morris Pippin a/k/a The-
resa Ann Pippen
6700 52nd Way N
Pinellas Park FL 33781
Unknown Heirs, Beneficiaries and
Devisees of the Estate of Theresa Mor-
ris Dayes a/k/a Theresa Morris Pippin
a/k/a Theresa Ann Pippen
6700 52nd Way N
Pinellas Park FL 33781
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property in Pasco
County, Florida:
Lot 23, SAN CLEMENTE VIL-
LAGE - UNIT SIX, according
to the map or plat thereof, as re-
corded in Plat Book 15, Page(s)
135 through 137, inclusive, of the

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA002443CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, VS. DEBRA L GROH A/K/A DEBRA LYNN GROH, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 31, 2025 in Civil Case No. 2024CA002443CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Debra L Groh a/k/a Debra Lynn Groh, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www. pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 1, MARTHA'S VINEYARD UNIT NUMBER 2, a subdivi- sion according to the plat thereof recorded in Plat Book 5, Page 69, of the Public Records of Pasco	County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his 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 pro- vision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accom- modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding disabled transportation services. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-09917FL May 2, 9, 2025	25-00835P

SECOND INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 05/16/2025, at 10:30 a.m., the fol- lowing property will be sold at pub- lic auction pursuant to F.S. 715.109: A 1984 HOPC travel trailer bearing Vehicle Identification Number 1HY- 211P2XE1001657 and all personal items located inside the travel trailer. Last Tenant: Eusebia Navarro Tunon and Lidis Vianey Martinez Reyes. Sale to be held at: Sweetwater RV Resort, 37647 Chancey Road, Zephyrhills, Flor- ida 33541 (Telephone: 813-783-3477). May 2, 9, 2025	25-00847P	
SECOND INSERTION		
Notice Of Public Sale The following personal property of: Joseph Martino or Cheryl D Javar- dian will on May 27, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in ac- cordance with Florida Statutes Section 715.109: 1980 SKYL Mobile Home, VIN 01611707N, TITLE 0017561862 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, May 2, 9, 2025	25-00863P	

proceeding, you are entitled, at no
cost to you, to the provision of cer-
tain assistance. Please contact: Pub-
lic 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 sched-
uled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled ap-
pearance is less than seven days. The
court does not provide transportation
and cannot accommodate such re-
quests. Persons with disabilities need-
ing transportation to court should
contact their local public transporta-
tion providers for information regard-
ing 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, 2025
25-00796P

SECOND INSERTION		
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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme- diately thereafter; or a default will be entered against you for the relief de- manded in the complaint. DUE ON OR BEFORE JUNE 2ND, 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 pro- vision of certain assistance. Please con- tact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-	2411 (V) of the Pasco County Risk Man- agement Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco Coun- ty, Florida, this April 25, 2025 (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 May 2, 9, 2025	25-00837P

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.:
2023CA003387CAAXWS
ALLIED FIRST BANK, SB DBA
SERVBANK
Plaintiff(s), vs.
HOMER H CECCHI; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 22, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of June, 2025 at 11:00 AM on the following described property as set forth in said

Final Judgment of Foreclosure or order, to wit:

LOT 83, SEA PINES, UNIT FIVE, BEING MORE PARTICULARLY DESCRIBED AS; A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 150 FEET; THENCE PAR-

ALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 982 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 46 SECONDS EAST, A DISTANCE OF 64 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 14 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENT

FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS. BOOK 546., PAGE(S) 657 AND OFFICIAL RECORDS BOOK 549, PAGE(S) 599, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 8523 Lafitte Drive, Hudson, FL 34667

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

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

AMERICANS WITH DISABILI-

TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS.

THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-003480-1
May 2, 9, 2025 25-00836P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
Case No.: **2025CA000708CAAXES**
REGIONS BANK, SUCCESSOR BY
MERGER WITH AMSOUTH BANK,
Plaintiff, vs.
ANY UNKNOWN PARTY WHO
MAY CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR
OTHER CLAIMANT, BY,
THROUGH, UNDER OR AGAINST
NORMA GAIL HOBBS; PASCO
COUNTY BOARD OF COUNTY
COMMISSIONERS; and UNKNOWN
TENANT
Defendants.

TO: ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS last known address, 15316 17th Street, Dade City, Florida 33523

Notice is hereby given to ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS that an action of foreclosure on the following property in Pasco County, Florida:

LOT 5, BLOCK 6, MADILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

Esquire, the Plaintiffs attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before MAY 5TH, 2025 and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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: March 27, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Shakira Ramirez Pagan
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@qpwbaw.com
May 2, 9, 2025 25-00829P

SECOND INSERTION

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

CASE NO:
2025CC000996CCAXES
EPPERSON NORTH
TOWNHOMES, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
CURAY NIGEL WALKER,
MADALENE WALKER and ANY
UNKNOWN OCCUPANTS IN
POSSESSION,
Defendants.

TO: CURAY NIGEL WALKER and MADALENE WALKER

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, EPPERSON NORTH TOWNHOMES, INC., herein in the following described property:

Lot 63, of EPPERSON NORTH TOWNHOMES PHASE 4, according to the plat thereof, as recorded in Plat Book 79, Page 85, of the Public Records of Pasco County, Florida.
With the following street address:
8068 Rolling Shell Trail, Wesley Chapel, Florida, 33545

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the

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. DUE ON OR BEFORE JUNE 2ND, 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. WITNESS my hand and the seal of this Court on April 25, 2025

Nikki Alvarez-Sowles, Esquire
Clerk and Comptroller
(SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Greenberg Nikoloff, P.A.

1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
May 2, 9, 2025 25-00830P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA

CASE NO.: **2024 CA 002734**
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, VS.
THOMAS BERTSCH; HOLIDAY
LAKE VILLAS CONDOMINIUM
ASSOCIATION, INC.; ANY AND
ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR
OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 28, 2025 in Civil Case No. 2024 CA 002734, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and THOMAS BERTSCH; HOLIDAY LAKE VILLAS CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on May 28, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT 207, BUILDING 2, OF HOLIDAY LAKE VILLAS PHASE I, A CONDOMINIUM ACCORDING TO THE CON-

DOMINIUM PLAT BOOK 20, PAGES 61-64, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1150, PAGES 482-547, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS

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

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

Dated this 29th 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 John J. Cullaro
FL Bar No. 66699
Primary E-Mail:
ServiceMail@aldrigepite.com
1457-1017B
May 2, 9, 2025 25-00838P

SECOND INSERTION

34638

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 29 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:
amanda.murphy@raslg.com
23-128548 - NaC
May 2, 9, 2025 25-00866P

LOT 39, BLOCK 3, SUNCOAST
POINTE VILLAGES 1A AND
1B, ACCORDING TO MAP OR
PLAT THEREOF AS RECORDED
IN PLAT BOOK 48, PAGES
68 THROUGH 71, INCLUSIVE,
OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
Property Address: 2753 HEATHGATE WAY, LAND O LAKES, FL

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA

CASE NO.:
2023CA004343CAAXES
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF2 ACQUISITION TRUST,
Plaintiff, VS.

DANIEL T. KNOX AKA
DANIEL KNOX; VERNAL
JONES - KNOX; GRAND OAKS
MASTER ASSOCIATION, INC.;
ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 11, 2025 in Civil Case No. 2023CA004343CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff, and DANIEL T. KNOX AKA DANIEL KNOX; VERNA L JONES - KNOX; GRAND OAKS MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki

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

LOT 11, BLOCK 2, GRAND OAKS PHASE 2, UNITS 1 AND 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGES 1 THROUGH 6 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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

Dated this 25th 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@aldrigepite.com
1092-13510B
May 2, 9, 2025 25-00827P