

PASCO COUNTY LEGAL NOTICES

--- 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 16, 2025

25-00947P

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 917558 from Homes By West Bay, 4065 Crescent Park Drive, Riverview, FL, 33578. Application received: 5/8/2025. Proposed activity: Single Family Neighborhood. Project name: Mitchell 41 Mass Grading. Project size: 1074.00 Location: Section(s) 20,21,27,28,29,30, Township 24 South, Range 18 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.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

May 16, 2025

25-00948P

FIRST INSERTION
Notice of Meetings Fiscal Year 2025 McKendree Pointe Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025 Regular Meetings of the Board of Supervisors of the McKendree Pointe Community Development District shall be held at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 on the dates as listed below. The meeting dates are as follows:

May 5, 2025  
June 2, 2025  
July 7, 2025  
August 4, 2025  
September 8, 2025

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai Connected, LLC ("Kai"), 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

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 Larry Krause at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Larry Krause  
District Manager  
May 16, 2025

25-00949P

FIRST INSERTION
NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday May 30, 2025 at 11:30 a.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The Audit Committee will review, discuss and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 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.

Sean Craft  
District Manager  
May 16, 2025

25-00953P

FIRST INSERTION
MIRADA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the Mirada Community Development District (the "District") will hold a public workshop on May 27, 2025, at 6:00 p.m. at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The purpose of the public workshop is to discuss matters related to the Fiscal Year 2025/2026 Budget and any other District business that properly comes before it.

The public workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 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 public workshop and meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshop or 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.

Jason Greenwood  
District Manager  
May 16, 2025

25-00950P

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 collector road activities on 81.30 acres known as McKendree Road South.

The project is located in Pasco County, Section(s) 28,29, Township 25 South, Range 20 East. The permit applicant is John Hopkin's All Children's Hospital, Inc. whose address is 501 6th Ave S Tampa, FL, 33701. The Permit No. is 43047187.001.

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 within14 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 16, 2025

25-00951P

FIRST INSERTION
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a public workshop and regular meeting of the District on Wednesday, May 28, 2025, at 5:30 p.m. at the Fairfield Inn & Suites, 2650 Lajuna Boulevard, Wesley Chapel, Florida 33543. The public workshop is being held for the purpose of discussing the District's Fiscal Year 2025-2026 budget. The District's regular meeting will begin immediately after the adjournment of the public workshop. A copy of the agenda may be obtained at the offices of the District Manager, c/o Kai, 2502 N Rocky Point Dr Suite 1000, Tampa, FL 33607; Phone: (813) 565-4663.

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the regular meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The regular meeting and public workshop (together, "Meetings") will be open to the public, except for those portions of the regular meetings which may be closed to the public in accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Kai, 2502 N Rocky Point Dr Suite 1000, Tampa, FL 33607; Phone: (813) 565-4663 ("District Manager's Office") at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Lauren Parsons  
District Manager  
May 16, 2025

25-00952P

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 Lakeland Premier FC located at 11514 Pyramid Drive 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 9th day of May, 2025. Premier Soccer Programs, LLC
May 16, 2025
25-00945P

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 Lee County Premier FC located at 11514 Pyramid Drive 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 9th day of May, 2025. Premier Soccer Programs, LLC
May 16, 2025
25-00944P

FIRST INSERTION
NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday May 30, 2025 at 11:00 a.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The Audit Committee will review proposals, discuss and recommend an auditor to provide audit services to the District. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 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.

Sean Craft  
District Manager  
May 16, 2025

25-00954P

PUBLIC NOTICE
The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on May 23, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3CiyYV8. For more information or to RSVP, contact CarlosCruz at (904) 421-5800 or Carlos.Cruz@fssn.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssn.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.
May 16, 2025
25-00969P

FIRST INSERTION
Notice of Revised Meeting Dates for Remainder of Fiscal Year 2024-2025 for the Ballantrae Community Development District
Notice is hereby given that the remainder regular meetings of the Board of Supervisors of the Ballantrae Community Development District will now be held on the following dates at 6:30 p.m. at the Ballantrae Community Center, located at 17611 Mentmore Blvd., Land O'Lakes, Florida: Tuesday June 10, 2025 Thursday July 17, 2025 Thursday August 21, 2025 Thursday September 18, 2025

These meetings will replace the previously advertised meetings for the remainder of the fiscal year. The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. There may be occasions when one or more supervisors will participate by telephone or other remote device.

A copy of the agenda for the meetings will be available 7 days prior to the meetings on the District's website at https://www.ballantraecdd.org/ or upon request from Patricia Thibault, the District Manager at Patricia@AnchorstoneMgt.com.

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 the email above or via phone at 407.221.9153, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

May 16, 2025

25-00970P

FIRST INSERTION
Notice of Budget Workshop of the Concord Station Community Development District
The Concord Station Community Development District will hold a budget workshop on Wednesday May 28, 2025, at 6:30p.m. at the Concord Station Clubhouse located at 18636 Mentmore Blvd., Land O'Lakes FL 34638.
The purpose of the workshop is to discuss the proposed Fiscal Year 2025-2026 operations and maintenance Budget and assessments. A copy of the agenda for the workshop will be available 7 days prior to the workshop on the District's website at https://www.concordstationcdd.com/ or upon request from Patricia Thibault, the District Manager at Patricia@AnchorstoneMgt.com.
The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. It may be continued to a date, time, and place to be specified on the record at such workshop. 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 the email above or via phone at 407.221.9153, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.
May 16, 2025
25-00971P

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PEDIATRICA OF ZEPHYRHILLS Located at 6712 DAIRY ROAD In the City of ZEPHYRHILLS, FL, PASCO County 33542 Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12TH day of May, 2025. PEDIATRICA HEALTH OF FLORIDA, LLC
May 16, 2025
25-00974P

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 Spoolin Up Off-Road located at 4800 Ebbtide Ln, in the County of Pasco, in the city of Port Richey, Florida 34668 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Port Richey, Florida, this 12th day of May, 2025. Ronald Figueroa
May 16, 2025
25-00942P







FIRST INSERTION  
**NOTICE TO CREDITORS (summary administration)**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000787  
IN RE: ESTATE OF  
EVELYN JEAN VEGA  
a/k/a EVELYN H. VEGA  
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 Evelyn Jean Vega, 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 November 23, 2024; that the total value of the estate is \$19,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Andrea F. DeYoung, Logan Vega, and Dane Vega as Successor CO-TTEEs of "Eugene A. Vega and Evelyn Jean Vega Revocable Trust Agreement"  
6626 Pine Walk Drive  
New Port Richey, FL 34655

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 16, 2025.

**Person Giving Notice:**  
**Logan Vega**  
8517 Sunflower Lane  
Hudson, Florida 34667  
Attorney for Person Giving Notice:  
David A. Hook, Esq.  
E-mail Addresses:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
May 16, 23, 2025 25-00933P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2024CP001413CPAXWS  
IN RE: ESTATE OF  
MICHAEL G. HANSON,  
Deceased.

The administration of the Estate of Michael G. Hanson, deceased, whose date of death was September 16, 2023, File Number 24-CP-001413, is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative**  
**JEFFREY P. MOSS**  
7206 Windsor Mill Road  
Hudson, FL 34667  
Attorney for Personal Representative  
John Allen Parvin, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 009334  
PO Box 601 Holiday, FL 34961  
Palm Harbor, FL 34682  
Telephone: (727) 791-4263  
Email: info@attorneyparvin.com  
May 16, 23, 2025 25-00936P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP002026CPAXWS  
IN RE: ESTATE OF  
MYRA LOUISE HOWE  
A/K/A MYRA L. HOWE,  
Deceased.

The administration of the Estate of Myra Louise Howe a/k/a Myra L. Howe, deceased, whose date of death was May 11, 2024, File Number 2024CP002026CPAXWS , is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative**  
**VIRGINIA KATHLEEN POWERS**  
2510 Triggerfish Court  
Holiday, FL 34961  
Attorney for Personal Representative  
John Allen Parvin, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 009334  
PO Box 601 Holiday, FL 34961  
Palm Harbor, FL 34682  
Telephone: (727) 791-4263  
Email: info@attorneyparvin.com  
May 16, 23, 2025 25-00935P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2024CP001413CPAXWS  
IN RE: THE ESTATE OF  
MICHAEL G. HANSON,  
Deceased.

The administration of the Estate of Michael G. Hanson, deceased, whose date of death was September 16, 2023, File Number 24-CP-001413 is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative**  
**JEFFREY P. MOSS**  
7206 Windsor Mill Road  
Hudson, FL 34667  
Attorney for Personal Representative  
John Allen Parvin, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 009334  
PO Box 601 Palm Harbor, FL 34682  
Telephone: (727) 791-4263  
Email: info@attorneyparvin.com  
May 16, 23, 2025 25-00967P

FIRST INSERTION  
**NOTICE TO CREDITORS (summary administration)**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000652  
IN RE: ESTATE OF  
EDITH M. DUGAN  
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 Edith M. Dugan, 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 June 13, 2024; that the total value of the estate is \$23,905.09 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Carolyn Eichler  
2425 N Potomac Street  
Arlington, VA 22213  
Deborah Phelan  
1700 Greenridge Circle W  
Jacksonville, FL 32259  
Richard M. Dugan  
153 Thurgood Street  
Gaithersburg, MD 20878  
Thomas Dugan  
15821 Buena Vista Drive  
Derwood, MD 20855  
Gate of Heaven Cemetery  
13801 Georgia Avenue  
Silver Spring, MD 20906  
USAA Federal Savings Bank  
with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 16, 2025.

**Person Giving Notice:**  
**Richard M. Dugan**  
153 Thurgood Street  
Gaithersburg, MD 20878  
Attorney for Person Giving Notice:  
David A. Hook, Esq.  
E-mail Addresses:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
May 16, 23, 2025 25-00960P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP002070  
IN RE: ESTATE OF  
RICHARD HERRINGTON  
BARNHART A/K/A RICHARD  
BARNHART,  
Deceased.

The administration of the Estate of Richard Herrington Barnhart a/k/a Richard Barnhart, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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, unless a written demand is made by a creditor as specified under s. 732.221, 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 16, 2025.

**Personal Representative:**  
**Ashley Brown**  
135 Buck Street  
Gorham, Maine 04038  
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 16, 23, 2025 25-00959P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000606  
Division Probate  
IN RE: ESTATE OF  
IRAYZ PRIMERO PENA,  
Deceased.

The administration of the estate of IRAYZ PRIMERO PENA, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is May 16, 2025.

**MARCELINA PENA ARROYO**  
**Personal Representative**  
1251 Excalibur Street  
Holiday, FL 34690  
**RAUL CRUZ TREJO**  
**Personal Representative**  
2753 State Road 590  
Clearwater FL 33759

Robert D. Hines, Esq.  
Attorney for Personal Representatives  
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 16, 23, 2025 25-00930P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2025CP000435CPAXES  
IN RE: ESTATE OF  
JACQUELINE ANN LARACUENTE  
A/K/A JACQUELINE A.  
LARACUENTE,  
Deceased.

The administration of the Estate of Jacqueline Ann Laracuente a/k/a Jacqueline A. Laracuente, deceased, whose date of death was October 7, 2024, File Number 2025CP000435CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pasco County, Probate Division, 38055 Live Oak Avenue, Dade City, FL 33523. 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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


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

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

The date of first publication of this notice is May 16, 2025.

**DEREK A. CAUGHMAN**  
**Personal Representative**  
32016 Brookstone Drive  
Wesley Chapel, FL 33545  
Jerrold Slutzky, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 95747  
Slutzky Law Firm  
853 Main Street, Suite A  
Safety Harbor, FL 34695  
Telephone: (727) 475-6200  
Email: jerryshulaw@gmail.com  
May 16, 23, 2025 25-00937P

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 CASE NO.: 2018CA003682CAAXES LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; 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 September 17, 2024 in Civil Case No. 2018CA003682CAAXES, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and MOJEED OKEDARA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; BALLANTRAE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1 N/K/A EDWARD MORERA; UNKNOWN TENANT 2 N/K/A HEIDI FIGUEROA; JOHNSON AJAO; JANIAH WOODSON, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; ALIA OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HER; AMIR OKEDARA, A MINOR CHILD IN THE CARE AND CUSTODY OF HIS; 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 July 24, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 21, BLOCK 2, BALLANTRAE VILLAGES 3A & 3B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 49 THROUGH 62, 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,



**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.

10/8827-25



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000432**  
**IN RE: ESTATE OF**  
**VITO CASELLA**  
**Deceased.**

The administration of the estate of VITO CASELLA, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative:**  
**ROBERTA CASELLA**  
**Personal Representative**  
Attorney for Personal Representative:  
TED STARR  
Attorney  
Florida Bar Number: 0779393  
8181 US Highway 19 North  
Pinellas Park, FL 33781  
Telephone: (727) 578-5030  
Fax: (727) 578-9811  
E-Mail: shelly@starrlawoffices.com  
May 16, 23, 2025 25-00964P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2024CP002050CPAXES**  
**IN RE: ESTATE OF**  
**OSCAR WARE**  
**Deceased.**

The administration of the estate of Oscar Ware, 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 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

**Personal Representative:**  
**Kimberlee Ware**  
1420 Denfield Court  
Lithonia, GA 30058  
Attorney for Personal Representative  
Sean White, Esq.  
Florida Bar No. 1044113  
Panther Law, P.A.  
710 Oakfield Drive, Suite 127  
Brandon, Florida 33511  
Telephone: (813) 425-4373  
Fax: (813) 425-4373  
E-Mail: seanw@pantherlawfl.com  
Secondary E-Mail:  
pleadings@pantherlawfl.com  
May 16, 23, 2025 25-00961P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000707**  
**IN RE: ESTATE OF**  
**DONALD W. THOMSON,**  
**Deceased.**

The administration of the estate of DONALD W. THOMSON, deceased, whose date of death was August 18, 2024, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 16, 2025.  
Signed on this 5/8/2025.

**DONALD J. THOMSON**  
**Personal Representative**  
836 Park Court  
Palm Harbor, FL 3468  
/s/ Kole J. Long  
Kole J. Long, Esq.  
Attorney for Personal Representative  
Florida Bar No. 99851  
Special Needs Lawyers, PA  
901 Chestnut Street, Suite C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email: Kole@specialneedslawyers.com  
Email:  
Jennifer@specialneedslawyers.com  
May 16, 23, 2025 25-00963P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP000582CPAXES**  
**Division Probate**  
**IN RE: THE ESTATE OF**  
**BARBARA RIBUFFO**  
**Deceased.**

The administration of the estate of Barbara Ribuffo, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 2025CP000582CPAXES. The names 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 CLAIMS 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 16, 2025.

**Personal Representative**  
**Kenneth Ribuffo**  
21848 Crest Meadow Dr  
Land O' Lakes, FL 34637  
Attorney for Personal Representative  
Gadiel A. Espinoza, Esq.  
Florida Bar No. 121831  
LAW OFFICE OF GADIEL A.  
ESPINOZA, PLLC  
3632 Land O' Lakes Blvd. Ste. 104-1  
Land O' Lakes, FL 34639  
Tel. (813) 897-0295  
Email: office@gadielespinozalaw.com  
May 16, 23, 2025 25-00950P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP000688**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**CLAYTON LEROY SPIVEY**  
**Decedent.**

The administration of the estate of CLAYTON LEROY SPIVEY, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative:**  
**SHERYL FRIEND**  
125 Ray Lane  
Hanson, KY 42413  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwalser@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101,  
Boca Raton, FL 33487  
Telephone: (561) 210-5500  
May 16, 23, 2025 25-00965P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000487**  
**IN RE: ESTATE OF**  
**ESTHER WOLF,**  
**Deceased.**

The administration of the estate of ESTHER WOLF, deceased, whose date of death was January 25, 2025, and whose social security number ends in 7959, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523, File Number 2025-CP-000487. The names and addresses of the personal representative 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 16, 2025.

**GYONGYI MARIA PORTER,**  
**Personal Representative**  
Joe Taormina, Esq.  
TAORMINA LAW, P.A.  
3801 Avalone Park E. Blvd.  
Suite 200  
Orlando, FL 32828  
Ph: 407-818-1659  
Fax: 321-212-7539  
Primary Email:  
joe@taorminalawpa.com  
May 16, 23, 2025 25-00938P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**51-2025-CP 000735 CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DONALD LIETZ**  
**Deceased**

The administration of the estate of Donald Lietz, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 16, 2025.

**Personal Representative:**  
**Paul Lietz**  
5521 Sunset Landing Circle  
St. Augustine, Florida 32080  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
May 16, 23, 2025 25-00977P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**51-2025-CP-000796-CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MARIE T. LENEGHAN**  
**Deceased.**

The administration of the estate of Marie T. Leneghan, deceased, whose date of death was March 11, 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. 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 16, 2025.

**Personal Representative:**  
**Michael Leneghan**  
90 Radtke Rd  
Randolph, New Jersey 07869  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
May 16, 23, 2025 25-00976P

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**  
**CASE NO.: 2023CA000668**  
**PHH MORTGAGE**  
**CORPORATION,**  
**Plaintiff, VS.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,;**  
**LARRY HINDE, UNITED STATES**  
**OF AMERICA-DEPARTMENT**  
**OF HOUSING AND URBAN**  
**DEVELOPMENT; ROBERT**  
**CHESTER HINDE, JR.; MICHAEL**  
**WAYNE HINDE; RICHARD**  
**PATRICK HINDE; LEIANNA**  
**MICHELLE KIRKLAND; 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 24, 2025 in Civil Case No. 2023CA000668, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION

is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,; LARRY HINDE; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ROBERT CHESTER HINDE, JR.; MICHAEL WAYNE HINDE; RICHARD PATRICK HINDE; LEIANNA MICHELLE KIRKLAND; 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 30, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOT 293, BROWN ACRES, UNIT 7-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 55, 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

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**51-2025-CP-000734-CPAXWS**  
**Division probate**  
**IN RE: ESTATE OF**  
**KATHLEEN R. SCHROERLUCKE**  
**Deceased.**

The administration of the estate of Kathleen R. Schroerlucke, deceased, whose date of death was April 2, 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. 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 16, 2025.

**Personal Representative:**  
**David Anderson**  
3618 Sahara Springs Blvd  
Pompano Beach, Florida 33069  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
May 16, 23, 2025 25-00978P

Q&A

lv18237\_v22

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

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

Rarely do consumers specifically search online for public notices.



FIRST INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**

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

**CASE NO.: 2025CA000275**

**FREEDOM MORTGAGE CORPORATION,**

**Plaintiff, vs.**

**DANIEL A. MARTELL, et al., Defendants.**

TO: UNKNOWN HEIRS OF DANIEL A. MARTELL; 6311 WESTPORT DR PORT RICHEY, FL 34668-3657 ESTATE OF DANIEL A. MARTELL; 6311 WESTPORT DR PORT RICHEY, FL 34668-3657

NANCY MARTELL A/K/A NANCY WEDDON; 6311 WESTPORT DR PORT RICHEY, FL 34668-3657

YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida:

LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before JUNE 16, 2025, and file the

DATED on May 8, 2025

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller (SEAL)

Deputy Clerk: Shakira Ramirez Pagan

SOKOLOF REMTULLA, PLLC

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 16, 23, 2025

25-00958P

FIRST INSERTION

**NOTICE OF ACTION**

N THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

**CASE NO.:**

**51-2025-CA-000490-CAAX-WS**

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

**Plaintiff,**

**vs.**

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

TO: THOMAS D. PINKERT

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO Box 5026, Coral Springs, FL 33310 on or before June 16, 2025 a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of May 7, 2025.

NIKKI ALVAREZ-SOWLES, ESQ

As Clerk of the Court

Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

May 16, 23, 2025

25-00929P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**

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

**CASE NO.: 24-CA-002531**

**HOLLY J. DUMANOSKI,**

**Plaintiff, v.**

**KAM JOINT VENTURES LLC, a Florida limited liability company,**

**KEVIN C. MIKA, an individual,**

**ASSETS OVER LIABILITIES MANAGEMENT LLC, a Florida limited liability company,**

**GLORIANNY GUEVARA, an individual, OFF THE ISLAND INC., a Florida Profit Corporation,**

**UNKNOWN PARTY IN POSSESSION #1, and UNKNOWN PARTY IN POSSESSION #2, Defendant(s).**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered in this cause on May 8, 2025, by the Circuit Court of Pasco County, Florida, the property described as:

THE WEST 130 FEET OF THE EAST 196 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 18 EAST, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 21018 LITTLE LAKE THOMAS RD. LAND O' LAKES, FL 34638

will be sold at public sale by Nikki Alvarez-Sowles, the Pasco County Clerk Of Court, to the highest bidder, for cash at 11:00 A.M., at https://www.pasco.realforeclose.com, on June 5, 2025.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

/s/ Ameriah S. Bonds

Ameriah S. Bonds, Esq.

Fla. Bar #1054174

2114 W. Columbus Dr., Tampa, FL 33607

May 16, 23, 2025

25-00957P

FIRST INSERTION

**NOTICE OF ACTION**

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

**Case No.**

**512025CA000194CAAXES**

**Division J1**

**TVC MORTGAGE TRUST**

**2023-RTLI BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER**

**TRUSTEE**

**Plaintiff, vs.**

**RAD DIVERSIFIED REIT, INC., et al.**

**Defendants.**

TO: UNKNOWN TENANTS/ OWNERS 2

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

8521 EHREN CUTOFF

LAND O LAKES, FL 34639

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

THE NORTH 150.00 FEET OF THE SOUTH 300.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 583.

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 150.00 FEET; THE CE EAST 837.68 FEET; THENCE SOUTH 150.00 FEET; THENCE WEST 837.68 FEET TO THE POINT OF BEGINNING;

LYING AND BEING IN PASCO COUNTY, FLORIDA.

commonly known as 8521 EHRE CUTOFF, LA DO LAKES, FL 34639 has been filed against you and you are re-

quired to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiffs attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 06/16/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: May 13, 2025

CLERK OF THE COURT

Honorable Nikki Alvarez-Sowles, Esq.

P.O. Drawer 338

New Port Richey, Florida 34656-0338 (COURT SEAL)

By: Kaylen McCutcheon

Laura E. Noyes

Kass Shuler, P.A.,

Plaintiff's Attorney

P.O. Box 800

Tampa, Florida 33601

(813) 229-0900

327499.2427510/and

May 16, 23, 2025

25-00983P

FIRST INSERTION

**NOTICE OF ACTION**

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

**Case No. 2025CA000318CAAXWS**

**Division J2**

**GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL**

**Plaintiff, vs.**

**LAWRENCE P RUDOLP A/K/A LAWRENCE PATRICK RUDOLPH. et al.**

**Defendants.**

TO: LAWRENCE P RUDOLPH AKA LAWRENCE PATRICK RUDOLPH BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

4849 ONYX LANE, CONDO 201

NEW PORT RICHEY, FL 34652

UNKNOWN TENANTS/OWNERS 1

BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:

4849 ONYX LANE, CONDO 201

NEW PORT RICHEY, FL 34652

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

CONDOMINIUM UNIT NO. 201, GARDEN VILLA #6, GULF HARBORS CONDOMINIUM SECTION TWELVE, ACCORDING TO CONDOMINIUM PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 12, 13 & 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN EQUAL INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AS SHOWN IN PARAGRAPHS 5 AND 6 OF THE DECLARATION OF CONDOMINIUM OF GULF HARBORS CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 463 AT PAGE 531 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND AMENDMENTS THERETO AS ARE RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 4849 ONYX LANE UNIT #201, NEW PORT RICHEY, FL

34652 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before JUNE 16, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: May 7, 2025

CLERK OF THE COURT

Honorable Nikki Alvarez-Sowles, Esq.

P.O. Drawer 338

New Port Richey, Florida 34656-0338 (COURT SEAL)

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Jennifer M. Scott

Kass Shuler, P.A.,

Plaintiff's Attorney

P.O. Box 800

Tampa, Florida 33601

(813) 229-0900

181350/2426667/and

May 16, 23, 2025

25-00956P

Q&A

Who benefits from legal notices?

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

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

1V0227-V3

FIRST INSERTION

**NOTICE OF ACTION**

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

CIVIL DIVISION

**Case No. 2025CA001088CAAXES**

**DESEMONA KESSIE,**

**Plaintiff, v.**

**KWABENA ADJEI,**

**Defendant.**

**To the following Defendant(s):**

KWABENA ADJEI

YOU ARE HEREBY NOTIFIED that an action for constructive trust and equitable lien on the following property in Pasco County, Florida:

Lot 180 of EILAND PARK TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 60 at Page 102, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any to it on Frank Charles Miranda, PA, Attorney for Plaintiff, whose address is: 3226 W. Cypress St., Tampa, FL 33607, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER, file the original with the Clerk of this Court either before service to Plaintiff's attorney or immediately thereafter. This notice is provided pursuant to Administrative Order No. 2.065.

DUE ON OR BEFORE JUNE 16TH, 2025

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

Dated: May 14, 2025

NICHOLE "NIKKI" ALVAREZ-SOWLES

Pasco County Clerk & Comptroller (SEAL) By: Haley Joyner

As Deputy Clerk

Frank Charles Miranda, PA

Attorney for Plaintiff

3226 W. Cypress St.

Tampa, FL 33607

May 16, 23, 30; June 6, 2025

25-00975P

Q&A

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.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

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

1V18237-V20





SALE

SALE

SALE

SALE

Email your Legal Notice

legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

1V20906\_1V20

SUBSEQUENT INSERTIONS

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PUBLIC SALES

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SECOND 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](http://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](http://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 - Fregiste, 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](http://www.storagetreasures.com).**  
01051 - Henry, Ashley; 01072 - Rush, LaShawn; 01097 - Belger, Sonny; 01116 - Rhodes, Rabyn; 02022 - Ponce, Giselle; 02045 - shortridge, michael; 02099 - House, Tionne; 02105 - Mendez, Dionne; 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](http://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](http://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](http://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](http://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 - fonseca, 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](http://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](http://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 - Dieuveille, 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 - Husejinovic, 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](http://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 - OBrien, 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](http://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

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

1V18237\_1V26



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

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000055  
IN RE: ESTATE OF  
ALFREDA F. LOWKE  
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 ALFREDA F.  
LOWKE, deceased, File Number 25-  
CP-000055, by the Circuit Court for  
Pasco County, Florida, Probate Divi-  
sion, the address of which is 7530 Little  
Road, Suite 105, New Port Richey,  
Florida 34656-0338; that the deced-  
ent's date of death was May 4, 2024;  
that the total value of the estate is under  
\$75,000.00, and that the names and  
addresses of those to whom it has been  
assigned by such order are:

Name/Address  
JOHN C. LOWKE  
32116 Oak Glen Drive  
San Antonio, FL 33576

ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

All creditors of the estate of the

decedent and persons having claims  
or demands against the estate of the  
decedent other than those for whom  
provision for full payment was made in  
the Order of Summary Administration  
must file their claims with this court  
WITHIN THE TIME PERIOD SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702. ALL CLAIMS AND  
DEMANDS NOT SO FILED WILL BE  
FOREVER BARRED. NOTWITH-  
STANDING ANY OTHER APPLI-  
CABLE TIME PERIOD, ANY CLAIM  
FILED TWO (2) YEARS OR MORE  
AFTER THE DECEDENT'S DATE OF  
DEATH IS BARRED.

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

**Person Giving Notice**  
**John C. Lowke**  
32116 Oak Glen Drive  
San Antonio, FL 33576

Attorney for Person Giving Notice  
Denise A. Welter, Esquire  
Florida Bar Number: 585769  
Welter Law Office  
2405 Creel Lane Suite 102  
Wesley Chapel, FL 33544  
Telephone: (850) 388-3845  
E-Mail: denise@welterlawoffice.com  
Secondary E-Mail:  
service@welterlawoffice.com

May 9, 16, 202525-00918P

SECOND 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, 202525-00911P

SECOND 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 Plain-  
tiff, HOMEOWNERS ASSOCIATION  
AT SUNCOAST LAKES, INC. (the "As-  
sociation"), 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 bid-  
der or bidders for cash at a public sale  
conducted online at <http://www.pasco.>  
[realforeclose.com](http://www.pasco.), 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 DISABILI-  
TIES ACT: IF YOU ARE A PERSON  
WITH A DISABILITY WHO NEEDS  
AN ACCOMMODATION IN ORDER  
TO PARTICIPATE IN THIS PRO-  
CEEDING, YOU ARE ENTITLED, AT  
NO COST TO YOU, TO THE PROVI-  
SION OF CERTAIN ASSISTANCE.  
PLEASE CONTACT: PUBLIC INFOR-  
MATION DEPT., PASCO COUNTY  
GOVERNMENT CENTER, 7530  
LITTLE RD., NEW PORT RICHEY,  
FL 34654; PHONE: (727)847-8110  
(VOICE) IN NEW PORT RICHEY,  
(352)521-4274, EXT 8110 (VOICE) IN  
DADE CITY, OR 711 FOR THE HEAR-  
ING IMPAIRED. CONTACT SHOULD  
BE INITIATED AT LEAST SEVEN  
DAYS BEFORE THE SCHEDULED  
COURT APPEARANCE, OR IMME-  
DIATELY UPON RECEIVING THIS  
NOTIFICATION IF THE TIME BE-  
FORE THE SCHEDULED APPEAR-  
ANCE IS LESS THAN SEVEN DAYS.  
THE COURT DOES NOT PROVIDE  
TRANSPORTATION AND CANNOT  
ACCOMMODATE SUCH REQUESTS.  
PERSONS WITH DISABILITIES  
NEEDING TRANSPORTATION TO  
COURT SHOULD CONTACT THEIR  
LOCAL PUBLIC TRANSPORTATION  
PROVIDERS FOR INFORMATION  
REGARDING TRANSPORTATION  
SERVICES.

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, 202525-00894P

SECOND 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 Divi-  
sion, the address of which is 7530 Little  
Road, New Port Richey, Florida 34654.  
The names and addresses of the Per-  
sonal Representative and the Personal  
Representative's Attorney are set forth  
below.

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

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

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

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

A Personal Representative or cura-  
tor has no duty to discover whether any  
property held at the time of the Deced-  
ent's death by the Decedent or the De-  
cedent's surviving spouse is property to  
which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in Sections 732.216-  
732.228, 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, 202525-00874P

SECOND 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 ALLEGRET-  
TO, 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 Av-  
enue, Dade City, FL 33523. The names  
and addresses of the personal represen-  
tative and the personal representative's  
attorney are set forth below.

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

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

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's 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,  
applies, or may apply, unless a written  
demand is made by a creditor as spec-  
ified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this  
notice is 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:  
jriviera@hnh-law.com

May 9, 16, 202525-00879P

SECOND INSERTION

**NOTICE TO ADMINISTRATION**  
(intestate)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No:  
512025CP000380CP AXES  
Division PROBATE  
IN RE: ESTATE OF  
LARRY DWAYNE GEOHAGAN  
Deceased.

The administration of the estate of  
Larry Dwayne Geohagan, deceased, is  
pending in the Circuit Court for Pasco  
County, Florida, Probate Division, the  
address of which is 38053 Live Oak Av-  
enue. The file number for the estate is  
25-CP-000380. The estate is intestate.

The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below. The fiduciary lawyer - client  
privilege in section 90.5021, Florida  
Statutes, applies with respect to the  
personal representative and any attor-  
ney employed by the personal repre-  
sentative.

Any interested person on whom a  
copy of the notice of administration  
is served must file with the court, on  
or before the date that is 3 months af-  
ter the date of service of a copy of the  
Notice of Administration on that per-  
son, any objection that challenges the  
validity of a will admitted to probate,  
if any, venue or jurisdiction of the court.  
The 3 month time period may only be  
extended for estoppel based upon a

SECOND INSERTION

**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 Di-  
vision, the address of which is P.O. Box  
338, New Port Richey, Florida 34656.  
The names and addresses of the per-  
sonal representatives and the personal  
representatives' attorney are set forth  
below.

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

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's 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 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, 202525-00880P

SECOND 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

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, Peti-  
tioner'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, be-  
fore 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.



You must keep the Clerk of the Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily 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, re-  
quires certain automatic disclosure of  
documents and information. Failure to  
comply can result in sanctions, includ-  
ing dismissal or striking of pleadings.

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

May 9, 16, 23, 30, 202525-00891P



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SECOND 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](mailto: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, 202525-00914P

SECOND INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2024CA002173CAAXWS  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP6. PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDNA D. MURPHY A/K/A EDNA DARLENE MURPHY A/K/A EDNA DARLENE COX, ET AL., DEFENDANT(S).

TO: Unknown Heirs. Beneficiaries, Devisees, Assignees, Lienors. Creditors, Trnstees and All Others Who may Claim an Interest in The Estate of Edna D. Murphy A/K/A Edna Darlene Murphy A/K/A Edna Darlene Cox Last Known Address: 9735 Rainbow Ln, Port Richey, FL 34668  
Current Residence: UNKNOWN  
TO: Unknown Spouse of Edna D. Murphy A/K/A Edna Darlene Murphy A/K/A Edna Darlene Cox Last Known Address: 9735 Rainbow Ln, Port Richey, FL 34668  
Current Residence: UNKNOWN  
Eden Degolyer Last Known Address: 7435 Sandlewood Drive, Port Richey, FL 34668  
Current Residence: UNKNOWN  
Eden Degolyer Last Known Address: 10616 Laburnum Dr. Port Richey, FL 34668  
Current Residence: UNKNOWN

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

Lot 1443, REGENCY PARK, UNIT NINE, according to the Plat thereof as recorded in Plat Book 15, Page(s) 11 and 12, of the Public

Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before June 9th, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs 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.

WITNESS my hand and the seal of this Court this 6th day of May, 2025.

NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court  
(SEAL) By: Shakira Ramirez Pagan As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,  
210 N. University Drive,  
Suite 900,  
Coral Springs, FL 33071  
24FL935-0213  
May 9, 16, 202525-00919P

SECOND INSERTION

NOTICE OF PUBLIC SALE  
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on May 27, 2025, for Castle Keep Mini Storage at [www.StorageTreasures.com](http://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

SECOND 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: 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.

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

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

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

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  
May 9, 16, 23, 30, 202525-00890P

SECOND 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, 202525-00928P

FOURTH INSERTION

CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING INTERESTS BY THROUGH, UNDER, OR AGAINST COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED; AND VIRGINIA PALIATSOS, AS AN HEIR OF COSTAS PALATIS A/K/A COSTAS PALIATSOS, DECEASED,

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

YOU ARE NOTIFIED that an action for: Count I - Breach of Contract; Count II - Unjust Enrichment; and Count III - Quantum Meruit, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on George G. Pappas, Esquire, the Plaintiff's attorney, whose address is 1822 N. Belcher Road, Suite 200, Clearwater, FL 33765, on or before 05/26/2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to participate in this

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

Dated on 04/21/2025.

Nikki Alvarez-Sowles, Esq. As Clerk of the Court  
By: /s/ Kaylen McCutcheon As Deputy Clerk

Apr. 25; May 2, 9, 16, 2025

25-00796P

SECOND INSERTION

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

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

(Certified Mail, Return Receipt Required and by Regular Mail)  
TO: 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, 202525-00927P

SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
Case No: 2025CA000293 WS  
U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee On Behalf Of OCAT 2022-HX I Trust,

Plaintiff, vs. Sonia A. Pleikhardt, Unknown Spouse of Sonia A. Pleikhardt, Unknown Spouse of Glenn Pleikhardt, Unknown Tenant 1, Unknown Tenant 2, Defendants.

TO: A PORTION OF LOT 5, BASS LAKE ACRES, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 107, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

You are notified of an action to foreclose a mortgage on the following property in Pasco County:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE S 46 DEGREES 00' 00" W. ALONG THE BOUNDARY OF SAID LOT 5 AND ROYAL PALM AVENUE RIGHT OF WAY AS NOW ESTABLISHED (11 AUGUST 1981), 110.0 FEET; THENCE N. 44 DEGREES 00' 00" W. 150 FEET; THENCE N. 46 DEGREES 00' 00" E., 110 FEET TO A POINT OF THE SOUTHERLY RIGHT OF WAY OF MYRTLE DRIVE AS NOW ESTABLISHED (11 AUGUST 1981); THENCE S. 44 DEGREES 00' 00" E., ALONG SAID RIGHT OF WAY, 150 FEET TO THE POINT OF BEGINNING  
Property Address: 9271 Royal Palm Avenue, New Port Richey, FL 34654.

The action was instituted in the Circuit court, Sixth Judicial Circuit in and for Pasco County, Florida; Case No.: 2025CA000293CAAXWS and is styled U.S. Bank National Association, Not In Its Individual Capacity But Solely As

Trustee on Behalf of GCAT 2022-HX1 Trust vs. Sonia A. Pleikhardt, Unknown Spouse of Sonia A. Pleikhardt, Unknown Spouse of Glenn Pleikhardt, Unknown Tenant 1, Unknown Tenant 2. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf Esq., Plaintiffs attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308 on or before 06/09/2025, (or 30 days from the first date: of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiffs interest which will be binding upon you.

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

DATED: May 1, 2025  
NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of Court

(SEAL) By: Kaylen McCutcheon As Deputy Clerk

QUINTAIROS, PRIETO, WOOD & BOYER, P.A. ATTN: FORECLOSURE SERVICE DEPARTMENT  
255 S. ORANGE AVE., STE. 900  
ORLANDO, FL 32801-3454  
Matter No.: FL-004643-24  
May 9, 16, 202525-00893P

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SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 2023CA000113CAAXWS</b> <b>BANKUNITED N.A.,</b> <b>Plaintiff, vs.</b> <b>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;</b> <b>Defendants</b> 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:</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Man-</p>
SECOND INSERTION
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.</b> <b>2024CA000748CAAXES</b> <b>DEUTSCHE BANK TRUST</b> <b>COMPANY AMERICAS, AS</b> <b>TRUSTEE FOR</b> <b>RESIDENTIAL ACCREDIT LOANS,</b> <b>INC., MORTGAGE ASSET-BACKED</b> <b>PASS-THROUGH CERTIFICATES,</b> <b>SERIES 2005-QS14,</b> <b>Plaintiff,</b> <b>vs.</b> <b>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;</b> <b>Defendants.</b> 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:</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-</p>

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) 847-2411 (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 kèk 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

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 kèk 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

SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO: 25-CC-368</b> <b>GARDENS OF BEACON SQUARE</b> <b>CONDOMINIUM, NUMBER</b> <b>FOUR, INC., a Florida not-for-profit</b> <b>corporation,</b> <b>Plaintiff, vs.</b> <b>LUCIAN POPESCU and ANY</b> <b>UNKNOWN OCCUPANTS IN</b> <b>POSSESSION,</b> <b>Defendants.</b> 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:</p> <p>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.</p> <p>With the following street address: 4412 Sunstate Drive, New Port Richey, Florida, 34652.</p> <p>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.</p> <p>Any person claiming an interest in</p>
SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO: 25-CC-801</b> <b>GARDENS OF BEACON SQUARE</b> <b>CONDOMINIUM, NUMBER</b> <b>FOUR, INC., a Florida not-for-profit</b> <b>corporation,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF JOHN WYSOCKI, ANY</b> <b>AND ALL UNKNOWN HEIRS and</b> <b>ANY UNKNOWN OCCUPANTS IN</b> <b>POSSESSION,</b> <b>Defendants.</b> 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:</p> <p>Unit A, Building 4014, of GARDENS OF BEACON SQUARE CONDOMINIUM NUMBER 4-B, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 704, Page(s) 124, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Pasco County, Florida.</p> <p>Property Address: 4141 Stratford Drive, A, New Port Richey, Florida, 34652</p> <p>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.</p>
SECOND INSERTION
<p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 6th day of May, 2025.</p> <p>NIKKI ALVAREZ- SOLWES, ESQ. CLERK AND COMPTROLLER</p> <p>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</p>

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 6th 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 25-00917P

**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 WIN-SLOE DRIVE, TRINITY, FL 34655

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

SECOND INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2024CA002851CAAXES</b> <b>PennyMac Loan Services, LLC</b> <b>Plaintiff, vs.</b> <b>Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli; et al</b> <b>Defendants.</b> TO: Maile Michelle Bradford a/k/a Maile Bradford a/k/a Maile M. Hochuli; et al YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:</p> <p>LOT 21 , BLOCK 25, SOUTH BRANCH PRESERVE PHASES 4A, 4B AND 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 150 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock &amp; Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 9th, 2025, and file the original</p>
SECOND INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2025CA000842CAAXES</b> <b>Truist Bank</b> <b>Plaintiff, vs.</b> <b>The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Anthony Cerrito a/k/a Anthony John Cerrito a/k/a Anthony Cerrito, Sr., Deceased; et al</b> <b>Defendants.</b> TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Anthony Cerrito a/k/a Anthony John Cerrito a/k/a Anthony Cerrito, Sr., Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:</p> <p>LOT 38, COLONY HILLS COMMUNITY, PHASE ONE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 137 AND 138, PUBLIC RECORDS OF PASCO COUNTY.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock &amp; Scott, PLLC., the Plaintiff's attorney, whose address is 4919</p>

with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on May 2nd, 2025.

Nikki Alvarez-Sowles  
As Clerk of the Court  
(SEAL) By /s/ Haley Joyner  
As Deputy Clerk

File# 24-F01249  
May 9, 16, 2025 25-00888P

SECOND INSERTION
<p>Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 9th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>DATED on May 5th, 2025.</p> <p>Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk</p>
SECOND INSERTION
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION <b>CASE NO.: 2023-CA-005004-WS</b> <b>CMG MORTGAGE, INC.,</b> <b>Plaintiff, vs.</b> <b>MATTHEW W. BOGERT, et al.</b> <b>Defendants.</b> 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:</p> <p>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.</p> <p>Also known as 2018 Hess Drive, Holiday, FL 34691.</p> <p>together with all existing or subse-</p>

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



--- ESTATE ---

SECOND 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.

<b>AMY GARZA</b>	
<b>Personal Representative</b>	
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

SECOND 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.

<b>Personal Representative:</b>	
<b>Kristi L. Eitnecar</b>	
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

SECOND 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.

<b>Robert D. Hines</b>	
<b>Curator</b>	
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

SECOND 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.

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

SECOND 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.

<b>Personal Representative:</b>	
<b>Christopher J. Pearson</b>	
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

SECOND 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.

<b>KAREN VAN VALIN</b>	
<b>Personal Representative</b>	
10844 Alico 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

SECOND INSERTION	
<p>NOTICE TO CREDITORS</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>CASE NO.:</b></p> <p><b>2025-CP-000645CPAXWS</b></p> <p><b>IN RE: ESTATE OF</b></p> <p><b>PATRICIA A. SCHUH</b></p> <p><b>A/K/A PATRICIA ANN SCHUH,</b></p> <p><b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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 applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211.</p> <p>The date of first publication of this notice is May 9, 2025.</p> <p><b>Personal Representative:</b></p> <p><b>/s/ Mark Stein</b></p> <p><b>MARK STEIN</b></p> <p>595 Manisha Place</p> <p>Tarpon Springs, FL 34688</p> <p>(727) 365-6001</p> <p>velocyco@hotmail.com</p> <p>Joel R. Epperson, Esquire</p> <p>Florida Bar No. 218340</p> <p>EPPELSON &amp; RICH, PLLC</p> <p>8401 J R Manor Dr Ste 100</p> <p>Tampa, FL 33634</p> <p>Tel: (813) 886-8500</p> <p>Email: jpepperson@eppersonrich.com</p> <p>srich@eppersonrich.com</p> <p>Attorney for Personal Representative</p> <p>May 9, 16, 2025</p> <p>25-00877P</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b></p> <p><b>(summary administration)</b></p> <p>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 2025-CP-000584</b></p> <p><b>IN RE: ESTATE OF</b></p> <p><b>JEAN ANN MAYNARD</b></p> <p><b>a/k/a JEAN A. BARTON</b></p> <p><b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>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:</p> <p>NAME ADDRESS</p> <p>Shelly Roth</p> <p>3504 Westchester Drive</p> <p>Holiday, FL 34691</p> <p>Randall Banco</p> <p>4327 S US 301</p> <p>Bushnell, FL 33513</p> <p>Darrell Banco</p> <p>11934 Circle B Road</p> <p>Dade City, FL 33525</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>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</p>	<p>SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 9, 2025.</p> <p><b>Person Giving Notice:</b></p> <p><b>Shelly Roth</b></p> <p>3504 Westchester Drive</p> <p>Holiday, Florida 34691</p> <p>Attorney for Person Giving Notice:</p> <p>David A. Hook, Esq.</p> <p>E-mail Addresses:</p> <p>courtservice@elderlawcenter.com,</p> <p>samantha@elderlawcenter.com</p> <p>Florida Bar No. 0013549</p> <p>The Hook Law Group, P.A.</p> <p>4918 Floramar Terrace</p> <p>New Port Richey, Florida 34652</p> <p>May 9, 16, 2025</p> <p>25-00884P</p>

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 2025CP000540CPAXES</b></p> <p><b>IN RE: ESTATE OF</b></p> <p><b>CATHRYN B. ANDERSEN,</b></p> <p><b>Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 9, 2025.</p> <p><b>JEFFERY ANDERSEN</b></p> <p><b>Personal Representative</b></p> <p>95 Covington Rd.</p> <p>Rochester NY 14617</p> <p><b>JAMIE PURDY</b></p> <p><b>Personal Representative</b></p> <p>2090 Sandhill Rd.</p> <p>Canandaigua, NY 14424</p> <p>Stephanie J. Lapple</p> <p>Attorney for Personal Representatives</p> <p>Florida Bar No. 1018615</p> <p>Redgrave &amp; Rosenthal LLP</p> <p>225 NE Mizner Blvd. Ste. 440</p> <p>Boca Raton, FL 33432</p> <p>Telephone: 561-347-1700</p> <p>Email:</p> <p>slapple@redgraveandrosenthal.com</p> <p>Secondary Email:</p> <p>eservice@redgraveandrosenthal.com</p> <p>May 9, 16, 2025</p> <p>25-00886P</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No.</p> <p>512025CP000737CPAXWS</p> <p>Division I</p> <p><b>IN RE: ESTATE OF</b></p> <p><b>JOAN NUNN AKA JOAN M. NUNN</b></p> <p><b>AKA JOAN MARIE NUNN</b></p> <p><b>Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: May 9, 2025.</p> <p><b>Personal Representative:</b></p> <p><b>ERIC NUNN</b></p> <p>11153 Biddeford Place</p> <p>New Port Richey, Florida 34654</p> <p><b>BRIAN NUNN</b></p> <p>8224 Jolima Avenue</p> <p>Norfolk, Virginia 23518</p> <p>Attorney for Personal Representative:</p> <p>JENNY SCAVINNO SIEG, ESQ.</p> <p>Attorney</p> <p>Florida Bar Number: 0117285</p> <p>SIEG &amp; COLE, P.A.</p> <p>2945 Defuniak Street</p> <p>Trinity, Florida 34655</p> <p>Telephone: (727) 842-2237</p> <p>Fax: (727) 264-0610</p> <p>E-Mail: jenny@siegcoleglaw.com</p> <p>Secondary E-Mail:</p> <p>eservice@siegcoleglaw.com</p> <p>May 9, 16, 2025</p> <p>25-00887P</p>	