### PASCO COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

#### KENTON COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE  $FISCAL\,YEAR\,2025\,PROPOSED\,BUDGET(S); AND\,NOTICE\,OF\,REGULAR$ BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 19, 2025

9:00 AM

LOCATION: Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy.

Wesley Chapel, Florida, 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the public hearing or meeting

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

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

District Manager May 30; June 6, 2025

### FIRST INSERTION

#### NOTICE OF MEETINGS EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Epperson North Community Development District Audit Committee will meet on Wednesday, June 11, 2025 at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Epperson North Community Development District.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at  ${\tt jgreenwood@gms-tampa.com.}\ \, {\tt Additionally,\ participants\ are\ strongly\ encouraged}$ to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood, District Manager Governmental Management Services – Tampa, LLC

May 30, 2025

### FIRST INSERTION

### THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1500-25
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING TWO PAR-CELS TOTALING APPROXIMATELY 0.33 ACRES, MORE OR LESS, FROM OP (OFFICE PROFESSIONAL) TO R3 (MEDIUM DENSITY RESIDENTIAL), LOCATED AT THE NORTH EAST CORNER INTER-SECTION OF NORTH AVENUE AND 12TH STREET, BEING PARCEL NUMBERS 02-26-21-0050-00000-0010 AND A PORTION OF PARCEL 02-26-21-0050-00000-0020, IN ZEPHYRHILLS, FLORIDA; PROVID-ING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.



The public hearing will be held on June 09, 2025 at  $6:00~\mathrm{p.m.}$  in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

May 30, 2025 25-01072P

#### FIRST INSERTION

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

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a regular meeting and audit committee meeting on June 19, 2025 at 9:00 a.m. at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.

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

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

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

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

District Manager

May 30, 2025

25-01074P

#### FIRST INSERTION

#### Notice of Public Hearing and Board of Supervisors Meeting of the West Hillcrest Community Development District

The Board of Supervisors (the "Board") of the West Hillcrest Community Development District (the "District") will hold a public hearing and a meeting on June 17, 2025, at 10:45 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https:// westhillcrestcdd.com/ or may be obtained by contacting the District Manager's of-

fice via email at jayna.cooper@inframark.com or via phone at 813-873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jayna Cooper, District Manager

May 30, 2025

25-01073P

### FIRST INSERTION

#### NOTICE OF BOARD MEETING MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, June 10, 2024, at 6:00 PM at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 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 member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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.

District Manager

25-01075P

### FIRST INSERTION

#### NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tropnas Creative, located at 2914 Long Bow Way, in the City of Odessa, County of Pasco, State of FL, 33556, intends to register the said name with the Division of Corporations of the Florida Department of State,

Tallahassee, Florida.
Dated this 27 of May, 2025. TROPNAS INVESTMENTS LLC 2914 Long Bow Way Odessa, FL 33556

25-01080P

May 30, 2025

see, Florida Dated at Land O Lakes, Florida, this 23rd day of May, 2025.

Reese Asher Balavage 25-01081P May 30, 2025

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

Louisiana Snowballs located at 4142

Sinclair Pl. in the County of Pasco, in

the city of Land O Lakes, Florida 34639

intends to register the said name with the Division of Corporations of the

Florida Department of State, Tallahas-

### FIRST INSERTION

#### KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold a special meeting on June 18, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544. The purpose of the meeting is to consider amendments to the Interlocal Agree-

ment, Master Trust Indenture and other documents related to bond validation. The

meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any

person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect

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

District Manager

May 30, 2025

### FIRST INSERTION

#### NOTICE OF RULE DEVELOPMENT BY THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the SageBrush Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

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

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via email at dbwallace@rizzeta.com or by calling 813-933-5571.

SageBrush Community Development District

Debby Bayne-Wallace, District Manager May 30, 2025

25-01077P

### FIRST INSERTION

#### KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 2 ("District") will hold a special meeting on June 18, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

The purpose of the meeting is to consider amendments to the Interlocal Agreement, Master Trust Indenture and other documents related to bond validation. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours.

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

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

District Manager May 30, 2025

25-01087F

### PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on June 10, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.  ${\tt Cruz@fssnf.org.}$  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@fssnf.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 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.

### 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 Fictitious Name of PATIO DESIGNS located at 33763 Florida Avenue in the City of Dade city, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. . Dated this 26th day of May, 2025. Home Renovations USA LLC May 30, 2025

### 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 Athlete Lab Florida located at 14537 6th St. in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Florida Dated this 27th day of May, 2025.

Tiana Wood

May 30, 2025 25-01085P

### --- PUBLIC SALES ---

### FIRST INSERTION

#### NOTICE OF REGULAR MEETING OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Talavera Community Development District will hold their regular monthly meeting on Wednesday, June 11, 2025, at 6:00 p.m., at the Talavera Amenity Center located at 18955 Roccoo Road, Spring Hill, Florida 34610. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

aid you in contacting the District Office.

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

Sean Craft District Manager May 30, 2025

25-01078P

#### FIRST INSERTION

#### NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF SPECIAL 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 a special meeting of the Board of Supervisors on Thursday June 12, 2025 at 10:00 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 a special 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 verba- $\operatorname{tim}$  record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager May 30, 2025

25-01092P

### FIRST INSERTION

#### PTC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in Pasco County, Florida, will hold a Special Meeting on June 13, 2025 at 11:00 a.m., at 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576. At such time the Board is authorized and may consider any business that may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by

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

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

District Manager

25-01076P

### 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 Chunky Dough Cookies located at 4304 fieldview cir in the City of wesley chapel, Pasco County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2025. Chunky Dough Llc 25-01082P

May 30, 2025



# What is a public

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being > securely archived and verified 8 by authenticity.

### FIRST INSERTION

#### Affordable Secure Storage - Hudson Public Notice Notice of Sale

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

A04: Ronald Hoyt B15: Lisa Cabella RV36: Coren van Dyke

SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE June 14th 2025 AT OR AFTER: 11:00 A.M. May 30; June 6, 2025 25-01069P

# FIRST INSERTION

### NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 06/10/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at [AUC-TION\_LOCATION] to satisfy the lien for the amount owed on each vehicle for

charges and administrative fees allowed pursuant to Florida statute 713.78.  $2G1WB5E34G1184399\ 2016\ CHEV$ May 30, 2025 25-01079P

any recovery, towing, or storage services

### --- ESTATE ---

#### FIRST INSERTION

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

File No. 51-2024-CP-1089-WS IN RE: ESTATE OF ALANA C. NEWMAN a/k/a ALANA CHERYL NEWMAN

Deceased. The administration of the estate of ALANA C. NEWMAN a/k/a ALANA CHERYL NEWMAN, deceased, whose date of death was July 21, 2022, 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 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 30, 2025.

### Personal Representative:

ILISA N. FARRELL-ERICSSON 505 South Bench St. Galena, IL 61036 Attorney for Personal Representative: DONALD R. PEYTON Florida Bar Number: 516619 7317 Little Road New Port Richey, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com

Secondary E-Mail:

peytonlaw2@gmail.com May 30; June 6, 2025 25-01066P

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000779 In Re: The Estate of James V. Cipoletti, Deceased.

The administration of the estate of JAMES V. CIPOLETTI, deceased, whose date of death was April 12th, 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 the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the 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 FOREV-ER 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 30, 2025.

### Personal Representative: Dawn Colquhoun

1856 Tinsmith Cir Lutz, Florida 33559 Attorney for Personal Representative: Michael L. Severe, Esq. Tampa Law Group, P.A. Florida Bar Number: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 michael@mytampalawgroup.com

25-01068P

May 30; June 6, 2025

### FIRST INSERTION

PASCO COUNTY

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

File No. 2025CP000533CPAXES IN RE: ESTATE OF AUGUSTINE A. SBROGNA, JR., aka ANGELO A. SBROGNA, JR.

**Deceased.**The administration of the estate of AUGUSTINE A. SBROGNA, JR., also known as ANGELO A. SBROGNA, JR., deceased, whose date of death was December 25, 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 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 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 30, 2025.

### RALPH F. SBROGNA, SR. **Personal Representative** 13675 Vanderbilt Drive, Unit 906

Naples, FL 34110 BRIAN V. MCAVOY Attorney for Personal Representative Florida Bar No. 0047473 Roetzel & Andress LPA 999 Vanderbilt Beach Road, Suite 401 Naples, Florida 34103 Telephone: (239) 649-6200 Email: bmcavoy@ralaw.com Secondary Email: serve.bmcavov@ralaw.com

NOTICE TO CREDITORS

(Summary Administration)
IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-371

**Division Probate** 

IN RE: ESTATE OF

ANTONIA TORRES LAWRENCE

Deceased.

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE

You are hereby notified that an Or-

der of Summary Administration has

been entered in the estate of ANTO-

NIA TORRES LAWRENCE, deceased,

File Number 25-CP-371, by the Circuit

Court for Pasco County, Florida, Pro-

bate Division, the address of which is

7530 Little Road, Room 316, New Port

dent's date of death was December 15,

2024: that the total value of the estate

is \$48,549.73 and that the names and

addresses of those to whom it has been

assigned by such order are:

Address

RITA I. RIVERA SANTIAGO

Richey, Florida 34654; that the dece

ABOVE ESTATE:

### May 30; June 6, 2025 25-01089P

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No: 2025CP000682CPAXWS
IN RE: ESTATE OF AGNES VIDOVIC, Deceased.

The administration of the estate of AG-NES VIDOVIC, deceased, whose date of death was FEBRUARY 4, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732,216-732,228. applies, or may apply, unless a written demand is made by a creditor as speci-fied under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The first date of publication of this notice to creditors is May 30, 2025.

# Personal Representative: CHRISTOPHER M. VIDOVIC

 $500~\mathrm{N}$  ROSE AVE. PARK RIDGE, IL 60068 Attorney for Personal Representative: EVE TRAVIS, Esq. Florida Bar No. 92575 Arcadier, Biggie & Wood, PLLC 2815 W. New Haven Ave, Ste 304 Melbourne, FL 32904321-953-5998 evetravis@ABWLegal.com

#### May 30; June 6, 2025 25-01057P

### FIRST INSERTION

4543 Esperanza Court

4543 Esperanza Court Wesley Chapel, Florida 33543

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 DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The personal representative has no

### PROBATE DIVISION File No. 2025-CP-814 IN RE: ESTATE OF ROBERT COLLIGAN AKA ROBERT J. COLLIGAN

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

**Deceased.**The administration of the estate of ROBERT COLLIGAN, also known as ROBERT J. COLLIGAN, deceased, whose date of death was March 19, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-fied 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 30, 2025.

### Signed on this 13th day of May, 2025. CATHARINE M. WITTICH aka KATHERINE WITTICH

Personal Representative 6 Watson Court Edison, NJ 08820

Rebecca Bell Attorney for Personal Representative Email Addresses: rebecca@delzercoulter.com karen@delzercoulter.com Florida Bar No. 0223440 7920 US-19 Highway Port Richey, FL 34668 (address)

Telephone: (727) 848-3404 May 30; June 6, 2025 25-01088P

### Wesley Chapel, FL 33543 THE ANTONIA T. LAWRENCE REVOCABLE LIVING TRUST DATED 12/10/2014

Rita I. Rivera Santiago, Successor Trustee

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the

DATE OF DEATH IS BARRED.

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is May 30, 2025.

### **Person Giving Notice**: RITA I. RIVERA SANTIAGO

4543 Esperaza Court Wesley Chapel, Florida 33543 Attorney for Person Giving Notice: S. Dresden Brunner Attorney for Petitioner Florida Bar Number: 121886 S. Dresden Brunner, P.A P.O. Box 111575 Naples, Florida 34108-0127 Telephone: (239) 580-8104 dbrunner@dresdenbrunnerlaw.com

May 30; June 6, 2025 25-01065P

### FIRST INSERTION

#### NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512025CP000825CPAXWS Division J
IN RE: ESTATE OF
RICHARD L. WEWERS AKA RICHARD LAVALLE WEWERS

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 RICHARD L. WEWERS AKA RICHARD LAVALLE WEWERS, deceased, File Number 512025CP000825CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was November 14, 2023; that the total value of the estate is \$22,237.46 and that the names and addresses of those to whom it has been

assigned by such order are: Name Address SUSAN M. CIANA c/o Trinity Place ALF, 8684 State Road 54, Room 126 New Port Richey, FL 34653 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative 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 Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this

Notice is May 30, 2025.

#### **Person Giving Notice:** SUSAN M. CIANA c/o Trinity Place ALF, 8684 State Road 54, Room 126

New Port Richey, Florida 34653 Attorney for Person Giving Notice JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610

E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

May 30; June 6, 2025 25-01067P

### FIRST INSERTION

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

CASE NO.:2025CA000058CAAXES
4G RANCH, LLC,
a Florida limited liability company
Plaintiff, v.
ASSOCIATED INVESTORS, INC.,
a Florida corporation; OTTO
POTTBERG; GEORGE YOOMAN
also known as GEORGE W.
YOEMAN; A.E. BURGIN;
ROY H. LAIRD; HAROLD
VANCE; FLORIDA SERVICE

CORPORATION, INC. OF LIVE OAK, ALSO KNOWN AS, THE FLORIDA SERVICE CORPORATION OF LIVE OAK; JOHN W. OLVEY, JR.; L.W. WADSWORTH; J.E.B. BOONE; RICHARD SMITH: R.V. HODGE: B.E. QUINN, SR.; B.E. QUINN, JR.; H.J. STRIEF; JAMES A. DORSEY; R.J. FULLER; MYER A. RABINOWITZ; B.L. WOOLLEY; G.L. GILBERT; D.C. LATIMER; TIP RAY: L.L. WILLIAMS: NEIL MASTERSON, JR also known as NEILL MASTERSON, JR.; SOL BRONSTEIN: DABNEY COMPANY, a partnership; IVY T. RABINOWITZ, INDIVIDUALLY AND AS TRUSTEE; M.A. GENARO; GEORGE L. DABLY; R.G. STOREY & SONS: JACK C. BURLESON: JOHN K. KEYES; REUBEN BROOKS; DR. A.H. McCOY; EMMETTE F. GATHRIGHT; J.N. FAGIN; C.B. FAGIN; J.A. FAGIN;

RUTH OLVEY WADSWORTH; PHILIP B. BERRY: NORTH CENTRAL OIL CORPORATION, a Delaware corporation; RUDMAN RESOURCES, INC., a Texas corporation; RUTH FALK BERRY; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE: HAYWOOD HANNA, JR; ROBERT S. DIX; E.G. STONE and MARYANN STONE also known as RUTH R. STONE; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife: HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE. husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE; BETTY ANN WILLIAMS SEYMOUR; THOMAS COLEY WILLIAMS; MARY SUE POE BUTLER: SHARON KAY WILLIAMS CANNON; GENEVIEVE E. CROOKS; PATRICIA LAWRENCE: MELBA DIX; MAURINE GENECOV MUNTZ; DAN MCKENZIE; WILLIAM L. BALDWIN; MARY L. ALBRIGHT; JONATHAN B. WEAVER; FRANCIS G. BALDWIN III; ALRIC C.T. POTTBERG, TRUSTEE OF THE

OTTO POTTBERG TRUST;

M.B. RUDMAN; JAMES LILLY,

TRUSTEE; BEN E. SUTTON and

ELIZABETH T. SUTTON; ALRIC

NATIONAL BANK OF FLORIDA,

POTTBERG TRUST; MOODY H.

DAVIS and PATRICIA H. DAVIS,

THOMPSON: WILLIAM C. BAGBY:

SARAH CHAPMAN BAGBY HILL;

CHARLES BARROW HILL: ROY

THE ROY T. ANDERSON TRUST

U/A DATED DECEMBER 5, 1989:

GP, LLC, a Texas limited liability

company; RUTH FALK BERRY

REVOCABLE TRUST; PHILIP B.

BERRY MANAGEMENT TRUST

A: FROST BANK, as Custodian

for RABINOWITZ SECURITY

BRIAN SPITZ, TRUSTEE OF

TRUST AGENCY; FROST BANK, as

Custodian for IVY RABINOWITZ

GST AGENCY JUDITH TYCHER GENERATION SKIPPNG TRUST:

THE JUDITH TYCHER/LAURIE

SPITZ GST TRUST; THE FROST

NATIONAL BANK, TRUSTEE OF

STERN GST TRUST; THE FROST

NATIONAL BANK, TRUSTEE OF

THE JUDITH TYCHER/TAMMY

TYCHER/PENNEY HARDY

TYCHER GST TRUST; MYERS

ENERGY, LLC, a Texas limited

OIL COMPANY LLC: BLAIR BAX

liability company; BAXSTO, LLC,

a Texas limited liability company;

**BUFFY ENERGY, LLC, a Texas** 

limited liability company; E3 LAND

& MINERALS, LLC, a Texas limited liability company; if alive and if dead,

their respective unknown spouses,

heirs, devisees, grantees, assignees, lienors, creditors, trustees or other

RIVERA GST TRUST; THE FROST

BANK, TRUSTEE OF THE JUDITH

THE JUDITH TYCHER/CINDY

NEW GENERATION PETROLEUM

T. ANDERSON, TRUSTEE OF

husband and wife; THOMAS G.

CARMEN FULTON BAGBY;

C.T. POTTBERG AND NCNB

TRUSTEES OF THE OTTO

persons claiming by, through, under or against the above Defendants, Defendants.

TO: Defendants, ASSOCIATED IN-

VESTORS, INC., a Florida corporation; OTTO POTTBERG, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against OTTO POTTBERG; GEORGE YOOMAN also known as GEORGE W. YOEMAN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against GEORGE YOOMAN also known as GEORGE W. YOEMAN; A.E. BURGIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against A.E. BUR-GIN; ROY H. LAIRD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY H. LAIRD; HAROLD VANCE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAROLD VANCE; FLORIDA SERVICE CORPORATION, INC. OF LIVE OAK, also know as THE FLORI-DA SERVICE CORPORATION OF LIVE OAK; JOHN W. OLVEY, JR., if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JOHN W. OLVEY, JR.; L.W. WADSWORTH, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against L.W. WADSWORTH; J.E.B. BOONE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against J.E.B. BOONE; RICHARD SMITH, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against RICHARD SMITH; R.V. HODGE, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against R.V. HODGE; B.E. QUINN, SR., if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against B.E. QUINN, SR.; B.E. QUINN, JR., if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, unagainst B.E. QUINN, JR.; H.J. STRIEF, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against H.J. STRIEF; JAMES A. DORSEY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JAMES A. DORSEY; R.J. FULLER, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against R.J. FULLER: MYER A. RABINOW-ITZ, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MYER A. RABINOW-ITZ: B.L. WOOLLEY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against B.L. WOOLLEY; G.L. GILBERT, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against G.L. GILBERT; D.C. LATIM-ER, if alive, and if dead, his/her unknown spouses, heirs, devisees, grant-ees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against D.C. LAT-IMER; TIP RAY, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against TIP RAY; L.L. WILLIAMS, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against L.L. WIL-LIAMS; NEIL MASTERSON, JR also known as NEILL MASTERSON, JR., if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against NEIL MASTERSON, JR also known as NEILL MASTERSON, JR.: SOL BRONSTEIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors. trustees or other persons claiming by, through, under or against SOL BRON-STEIN; DABNEY COMPANY, a partnership; IVY T. RABINOWITZ, INDI-

VIDUALLY AND AS TRUSTEE, if

alive, and if dead, his/her unknown

spouses, heirs, devisees, grantees, as-

signees, lienors, creditors, trustees or

other persons claiming by, through, under or against IVY T. RABINOWITZ, INDIVIDUALLY AND AS TRUSTEE; M.A. GENARO, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against M.A. GENARO; GEORGE L. DABLY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against GEORGE L. DABLY; R.G. STOREY & SONS: JACK C. BURLE-SON, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JACK C. BURLESON; JOHN K. KEYES, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JOHN K. KEYES; REUBEN BROOKS, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against REUBEN BROOKS; DR. A.H. McCOY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DR. A.H. Mc-COY; EMMETTE F. GATHRIGHT, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against EMMETTE F. GATHRIGHT; J.N. FAGIN, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against J.N. FAGIN; C.B. FAGIN, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against C.B. FAGIN; J.A. FAGIN, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against J.A. FAGIN; RUTH OLVEY WADSWORTH, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against RUTH OLVEY WAD-SWORTH; PHILIP B. BERRY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PHILIP B. BERRY; NORTH CENTRAL OIL CORPORATION, a Delaware corporation; RUDMAN RE-SOURCES, INC., a Texas corporation; RUTH FALK BERRY, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against RUTH FALK BERRY; ARDEN A. ANDER-SON, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ARDEN A. ANDER-SON: PAT R. JEFFREYS, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR., if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR.; ROBERT S. DIX, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROBERT S. DIX; E.G. STONE and MARYANN STONE also known as RUTH R. STONE, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against E.G. STONE and MARYANN STONE also known as RUTH R. STONE; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife: HAROLD M. WARD and MARGARET C. WARD, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, un-der or against HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAROLD M. WARD, AS TRUST-EE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAROLD M. WARD, AS

TRUSTEE FOR ELAINE C. WARD,

HAROLD C. WARD and THOMAS G.

WARD; HARRY C. TEAGUE and

NELL R. TEAGUE, husband and wife,

if alive, and if dead, their unknown

spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE: BETTY ANN WILLIAMS SEYMOUR, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BETTY ANN WILLIAMS SEY-MOUR; THOMAS COLEY WIL-LIAMS, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against THOMAS COLEY WILLIAMS; MARY SUE POE BUTLER, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY SUE POE BUTLER; SHARON KAY WIL-LIAMS CANNON, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against SHARON KAY WILLIAMS CANNON; GENE-VIEVE E. CROOKS, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against GENE-VIEVE E. CROOKS; PATRICIA LAW-RENCE, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against PATRICIA LAWRENCE; MELBA DIX, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MELBA DIX; MAURINE GENECOV MUNTZ, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MAU-RINE GENECOV MUNTZ; DAN MCKENZIE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against DAN MCK-ENZIE: WILLIAM L. BALDWIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against WILLIAM L. BALDWIN; MARY L. ALBRIGHT, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY L. ALBRIGHT; JONATHAN B. WEAV-ER, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JONATHAN B. WEAV-ER; FRANCIS G. BALDWIN III, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against FRANCIS G. BALDWIN III; ALRIC C.T. POTTBERG, TRUSTEE OF THE OTTO POTTBERG TRUST, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALRIC C.T. POTTBERG, TRUSTEE OF THE OTTO POTT-BERG TRUST; M.B. RUDMAN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against M.B. RUDMAN; JAMES LIL-LY, TRUSTEE, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against JAMES LIL-LY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BEN E. SUTTON and ELIZABETH T. SUTTON; ALRIC C.T. POTTBERG AND NCNB NATIONAL BANK OF FLORIDA, TRUSTEES OF THE OTTO POTTBERG TRUST, if alive, and if dead, the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ALRIC C.T. POTTBERG AND NCNB NATIONAL BANK OF FLORI-DA. TRUSTEES OF THE OTTO POTTBERG TRUST; MOODY H. DA-VIS and PATRICIA H. DAVIS, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMP-SON: WILLIAM C. BAGBY, if alive. and if dead, his unknown spouses,

heirs, devisees, grantees, assignees, lienors, creditors, trustees or other per-

sons claiming by, through, under or

against WILLIAM C. BAGBY; CAR-

MEN FULTON BAGBY, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against CARMEN FULTON BAGBY; SARAH CHAPMAN BAGBY HILL, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against SARAH CHAPMAN BAGBY HILL; CHARLES BARROW HILL, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against CHARLES BARROW HILL; ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against ROY T. ANDERSON, TRUST-EE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; NEW GENERATION PETRO-LEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY RE-VOCABLE TRUST; PHILIP B. BERRY MANAGEMENT TRUST A: FROST BANK, as Custodian for RABINOW-ITZ SECURITY TRUST AGENCY; FROST BANK, as Custodian for IVY RABINOWITZ GST AGENCY JU-DITH TYCHER GENERATION SKIP-PNG TRUST; BRIAN SPITZ, TRUST-EE OF THE JUDITH TYCHER/ LAURIE SPITZ GST TRUST, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BRIAN SPITZ, TRUSTEE OF THE JUDITH TYCHER/LAURIE SPITZ GST TRUST; THE FROST NA-TIONAL BANK, TRUSTEE OF THE JUDITH TYCHER/CINDY STERN GST TRUST; THE FROST NATION-AL BANK, TRUSTEE OF THE JU-DITH TYCHER/TAMMY RIVERA GST TRUST; THE FROST BANK, TRUSTEE OF THE JUDITH TY-CHER/PENNEY HARDY TYCHER GST TRUST; MYERS OIL COMPANY LLC; BLAIR BAX ENERGY, LLC, a Texas limited liability company; BAXS-TO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; E3 LAND & MINERALS, LLC, a Texas limited liability company, and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described. YOU ARE HEREBY NOTIFIED

that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County, Florida, to-wit: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H. JOHNSON, ESQUIRE OR SHEADA MADANI, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com and sheadam@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, 4G RANCH, LLC, a Florida limited liability company, on or before JUNE 30, 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 Verified Complaint for Partition of Mineral Interests. EXHIBIT A

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows: PARCEL 1

All of Section 31, Township 24 South, Range 19 East; All of Section 6, Township 25 South, Range 19 East; All of Section 7, Township 25 South, Range 19 East; North of State Road 52, the West 1/2 of Section 8, Township 25 South, Range 19 East, North of State Road 52, all lying and being in Pasco County, Florida. PARCEL 2

Lands lying in Sections 1, 2, 11, and 17, Township 25 South, Range 18 East, Pasco County, Florida, more particularly described as follows: Begin at the Southwest corner of the Northwest quarter of Section 1, Township 25 South, Range 18 East as established in the plat of PASCO TRAILS UNIT ONE, Plat Book 14, Pages 40-43, Public Re-

cords of Pasco County, Florida; proceed thence N. 27°40'21" E, 1050.44 feet: thence on a curve to the right, radius 70.00 feet, arc 62.01 feet chord 60.00 feet, chord bearing N. 41°14'18" W.; thence S. 74°08'19" W., 853.76 feet; thence NORTH, 1562.40 feet: thence S. 89°44'26" E. 366.00 feet; thence N. 89°57'46' E., 5309.89 feet; thence S 00°06'34" E., 7627.87 feet; thence S. 00°05'59" E., 1051.79 feet to the North Right-of-Way line of State Road 52: thence westerly along said North Rightof-Way line, the following courses: N. 84°50'00" W., 504.85 feet: thence on a curve to the right, radius 3769.72 feet, arc 811.46 feet, chord 809.89 feet, chord bearing N. 78°40'00" W.; thence N. 72°30'00" W., 2478.25 feet; thence N. 17°30'00" E., 10.00 feet; thence N. 72°30'00" W., 135.21 feet; thence on a curve to the left, radius 1970.08 feet. arc 520.53 feet, chord 519.01, chord bearing N. 80°04'10" W.; thence S. 02°21'41" W., 10.00 feet; thence N. 87°38'19" W., 1029.78 feet; thence, leaving the North Right-of-Way lines of State Road 52, N. 02°21'41" E., 355.00 feet; thence on a curve to the left, radius 511.97 feet, arc 218.28 feet, chord 216.63 feet, chord bearing N. 09°51'10" W.; thence N. 22°04'00" W., 126.94 feet; thence on a curve to the right, radius 201.84 feet, arc 152.58 feet, chord 148.98 feet. chord bearing N. 00°24'35" W.; thence N. 21°14'51" E., 48.24 feet: thence N. 13°52'54" E. 80.00 feet; thence on a curve to the right, radius 310.00 feet, arc 363.29 feet, chord 342.86 feet. chord bearing N. 42°32'44" W.; thence N. 08°58'21" W., 622.62 feet; thence N. 53°36'56" E., 325.65 feet; thence on a curve to the right, radius 419.35 feet, arc 117.35 feet, chord 116.97 feet, chord bearing N. 61°37'56" E.; thence on a curve to the left, radius 259.60 feet, arc 144.68 feet, chord 142.82 feet, chord bearing N. 53°40'56" E.; thence N. 37°42'56" E., a distance of 41.49 feet; thence on a curve to the right radius 133.58 feet, arc 37.06 feet, chord 36.95 feet. chord bearing N. 45°39'56" E.; thence on a curve to the right, radius 253.70 feet, arc 21.99 feet, chord 21.99 feet, chord bearing N. 56°06'01" E.; thence N. 05°11'40" W., 86.94 feet; thence N. 67°12'26" E., a distance of 69.48 feet; thence on a curve to the left, radius 648.37 feet, arc 118.35 feet, chord 118.18 feet, chord bearing N. 61°58'42" E.; thence on a curve to the left, radius 199.57 feet, arc 102.64 feet, chord 101.51 feet, chord bearing N. 42°00'56" E.: thence on a curve to the right, radius 189.71 feet, arc 87.19 feet, chord 86.43 feet, chord bearing N. 40°26'56" E.; thence N. 53°36'56" E., 194.02 feet; thence on a curve to the left, radius 916.96 feet, arc 633.43 feet, chord 620.91 feet, chord bearing N. 33°49'33" E. thence on a curve to the right, radius 740.00 feet, arc 40.97 feet, chord 40.96 feet, chord bearing N.  $15^{\circ}37^{\circ}19^{\circ}$  E.; thence N.  $15^{\circ}37^{\circ}19^{\circ}$  E., 40.96 feet; thence N. 89°50'07" W., 386.77 feet; thence N. 09°47'58" E., 1434.02 feet; thence N. 00°09'53" E., 625.00 feet to a point on the East-West Centerline of Section 1, Township 25 South, Range 18 East; thence N. 89°50'07" 835.63 feet, along said East-West centerline, to the S.W. corner of the N.W. 1/4 of Section 1, Township 25 South, Range 18 East and the POINT OF BEGINNING.

A parcel of land lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat Book 14, Pages 40-43, explicitly described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Rightof-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N.  $15^{\circ}44'02$ " W. a distance of 44.53 CONT'D FROM PREVIOUS PAGE

feet to a point on the curve and the POINT OF BEGINNING; thence continue on said curve concave Southeasterly having a radius of 201.84 feet and a central angle of 30°38'53"; thence on the arc of said curve a distance of 107.97 feet, said arc subtended by a chord which bears N. 05°55'25" E. a distance of 106.68 feet; thence N. 21°14'51" E., a distance of 48.24 feet; thence N. 13°52'54" E., a distance of 80.00 feet; to a point on a curve concave Northeasterly having a radius of 310.00 feet and a central angle of 67°08'46"; thence on the arc of said curve a distance of 363.30 feet, said arc subtended by a chord which bears N. 42°32'44" W. a distance of 342.86 feet; thence N. 08°58'21" W., a distance of 399.00 feet; thence EAST, a distance of 618.30 feet; thence SOUTH, a distance of 875.45 feet; thence WEST, a distance of 371.93 feet to the POINT OF BEGINNING. SUBJECT TO (INGRESS AND EGRESS EASEMENT):An Ingress and Egress Easement 40 feet in width lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County,

Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat Book 14, Pages 40-43, the Westerly boundary of said Easement described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52 for a POINT OF BEGINNING, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet: to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usu-

al form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52. 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 Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice

impaired, call 711. DATED THIS May 21, 2025 Nikki Alvarez-Sowles, Esquire, Clerk of the Circuit Court of Pasco

Deputy Clerk: Haley Joyner JOHNSON POPE BOKOR RUPPEL & BURNS LLP 400 North Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com May 30; June 6, 13, 20, 2025

25-01061P

### FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2024CA001305CAAXWS CITY OF NEW PORT RICHEY, Plaintiff, v.

THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, AND CREDITORS OF FELIX RODRIGUEZ, DECEASED, TATIANA RODRIGUEZ-VELEZ. GABYANA RODRIGUEZ-VELEZ, JADA RODRIGUEZ-VELEZ, ROSARIO RODRIGUEZ VELEZ, UNKNOWN PERSON IN POSSESSION OF THE PROPERTY, DAVID DELGADO, LUZ VELEZ HOWARD, AIDA VELEZ, MARITZA VELEZ, DESIREE 'GABY' MCCANT, PABLO

DEJESUS.

TO: DAVID DELGADO GARYANA RODRIGUEZ-VELEZ, JADA RODRI-GUEZ-VELEZ, MARITZA VELEZ, PABLO DEJESUS, ROSARIO RODRI-GUEZ-VELEZ, TATIANA RODRI-

Whose residence is unknown, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed here.

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas

County, Florida, to-wit:
Lot 163, JASMINE HEIGHTS UNIT FOUR, a subdivision according to the plat thereof recorded at Plat Book 6, Page 139, and in JASMINE HEIGHTS UNIT FOUR PARTIAL REPLAT, a subdivision according to the plat thereof recorded at Plat Book 7, Page 13, all in the Public Records

of Pasco County, Florida. Address: 5134 Allamanda Drive, New Port Richey, FL 34642 Parcel Number: 08-26-16-0060-00000-1630

has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, MATTHEW D. WEIDNER ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFEN-DANT FOR THE RELIEF DEMAND-ED IN THE COMPLAINT OR PETI-TION. DUE ON OR BEFORE JUNE 30TH, 2025

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

WITNESS my hand and the seal of this Court on May 21, 2025. Nikki Alvarez-Sowles

CLERK OF THE CIRCUIT COURT (SEAL) Deputy Clerk: Haley Joyner

May 30; June 6, 2025 25-01064P

#### FIRST INSERTION

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

CASE NO.: 2022CA000023CAAXWS PLANET HOME LENDING, LLC KENNETH HAYES A/K/A KENNETH M. HAYES, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF KENNETH HAYES A/K/A KENNETH M. HAYES, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 6, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of July, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ALL THE CERTAIN LAND SITUATED IN COUNTY OF PASCO, STATE OF FLORIDA, VIZ: LOT 348, HOLIDAY LAKES WEST UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 97 AND 98, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. Property address: 2817 Narcissus

Drive, Holiday, FL 34691

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

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, 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.

Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff

TDP File No. 21-007571-1 May 30; June 6, 2025 25-01062P

### FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2025CA001342CAAXWS Fifth Third Bank, National Association

Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert J. Cooklish a/k/a Robert John Cooklish, Deceased; et al **Defendants.**TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Robert J. Cooklish a/k/a Robert John Cooklish, Deceased Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,

TRACT 135, PARK.WOOD ACRES SUBDIVISION, UNIT 1, UNRECORDED, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST COR-NER OF SECTION 36, TOWN-SHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLOR-IDA: GO THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS WEST AND ALONG THE SOUTH LINE OF THE AFORESAID SECTION 36, A DISTANCE OF 425.0 FEET, THENCE NORTH 00 DE-GREES 59 MINUTES 56 SEC-ONDS EAST, A DISTANCE OF 2,125.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DE-GREES 59 MINUTES 56 SEC-ONDS EAST, A DISTANCE OF 100.0 FEET THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 175.0 FEET; THENCE SOUTH 00 DEGREES 59 MIN-UTES 56 SECONDS WEST, A

DISTANCE OF 100.0 FEET, THENCE SOUTH 89 DE-GREES 17 MINUTES 34 SEC-ONDS EAST A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 1980 DOU-BLE WIDE MOBILE HOME ID NUMBER 16203A AND 16203B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before June 30th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUB-LISHED 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

DATED on May 23rd, 2025.

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

File# 25-F00516 May 30; June 6, 2025 25-01058P

# **OFFICIAL** COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

**COLLIER COUNTY** collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

**ORANGE COUNTY** 

myorangeclerk.com

### FIRST INSERTION NOTICE OF ACTION

(formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

DIVISION: H Nikki Alvarez-Sowles, as Pasco

County Clerk & Comptroller, Sara Grondman, MasterMinds, LLC

and All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Robert Grondman,

TO: MasterMinds, LLC 11816 Inwood Road #3242 Dallas, Texas 75244

VOIL ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JUNE 30TH, 2025 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded,

without further notice. Signed on May 27, 2025.

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan

As Deputy Clerk May 30; June 6, 13, 20, 2025 25-01091P

NOTICE OF ACTION -CONSTRUCTIVE SERVICE CASE NO.: 2025CA001374CAAXWS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
Case No. 2025CA001232CAAXWS Wells Fargo Bank, N.A.

Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Matthew P. Wasiak a/k/a Matthew Paul Wasiak, Deceased; et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Trustees, and all other parties claiming interest by, through, under or against the Estate of Matthew P. Wasiak a/k/a Matthew Paul Wasiak, Deceased Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,

LOT 7, BLOCK 2, BASS LAKE ESTATES FIRST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 87, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL

33634, within thirty (30) days of the first date of publication on or before June 30th, 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.

FIRST INSERTION

THIS NOTICE SHALL BE PUB-LISHED 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 EL 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

DATED on May 23rd, 2025. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner

As Deputy Clerk

File# 25-F00814 May 30; June 6, 2025 25-01059P

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.: 2025CA000275CAAXWS

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DANIEL A. MARTELL, et al.,

Defendants. UNKNOWN SPOUSE OF DANIEL A. MARTELL; 6311 WEST-

PORT DR PORT RICHEY, FL 34668-YOU ARE NOTIFIED that an action to foreclose to the following property in

Pasco County, Florida:

LOT 79, WEST PORT SUBDI-VISION UNIT TWO, ACCORD-ING TO THE PLAT THEREOF 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 30TH, 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 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 21, 2025

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff May 30; June 6, 2025 25-01063P



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.

#### FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.: 2025-CA-000987 UNITED WHOLESALE MORTGAGE, LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF THOMAS PERRY, et al.,

Defendants.
To: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF THOMAS PERRY

9707 BROOKDALE DRIVE, NEW PORT RICHEY, FL 34655 LAST KNOWN ADDRESS: STATED;

CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED
that an action to foreclose Mortgage
covering the following real and personal property described as follows, to-wit:
LOT 572, OF TIMBER GREENS

al property described as follows, to-wit:
LOT 572, OF TIMBER GREENS
PHASE 3-A UNIT 11, ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 32, PAGES 82
THROUGH 86, INCLUSIVE,
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA

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

luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above-styled Court on or before 06/30/2025 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 22 day of May, 2025.

Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Kaylen McCutcheon Deputy Clerk

DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 25-06521

May 30; June 6, 2025 25-01060P

#### FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001327

CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY THROUGH
UNDER OR AGAINST THE
ESTATE OF MARTIN H.
HAUSCHILDT, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Martin H. Hauschildt, Deceased

Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in PASCO County, Florida:

LOT FIFTY-ONE (51) OF BARBY HEIGHTS FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 9 AT PAGE 28OF 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 30th, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

ervices. Dated on May 27th, 2025.

As Clerk of the Court By: Shakira Ramirez Pagan As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1133-3737B

May 30; June 6, 2025

25-01090P



# How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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



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### SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

#### SECOND INSERTION

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

### NOTICE OF SPECIAL MEETING OF

THE KENTON COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 170, 190 and 197, Florida Statutes, the Kenton Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

### NOTICE OF PUBLIC HEARINGS

DATE:	June 19, 2025
TIME:	9:00 a.m.
LOCATION:	Hampton Inn and Suites by Hilton – Tampa/Wesley Chapel 2470 Cypress Ridge Blvd. Wesley Chapel, Florida 33544

 $NOTE: \ The \ debt \ assessment \ hearing \ was \ originally \ scheduled \ for \ May \ 2, 2025, \ but \ has \ been \ rescheduled \ to \ the \ date \ identified$ above, and to ensure proper notice.

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

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

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the

### Proposed Debt Assessments

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

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

- \*Amount includes principal only, and not interest or collect costs
- \*Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

#### RESOLUTION NO. 2025-29 [DECLARING RESOLUTION]

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

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

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

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

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DE-

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also

on file and available for public inspection at the same location

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

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

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

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

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

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

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

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

#### NOTICE OF PUBLIC HEARINGS

DATE:	June 19, 2025
TIME:	9:00 a.m.
LOCATION:	Hampton Inn and Suites by Hilton – Tampa/Wesley Chapel 2470 Cypress Ridge Blvd. Wesley Chapel, Florida 33544

NOTE: The debt assessment hearing was originally scheduled for May 2, 2025, but has been rescheduled to the date identified above, and to ensure proper notice.

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

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

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

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

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

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

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

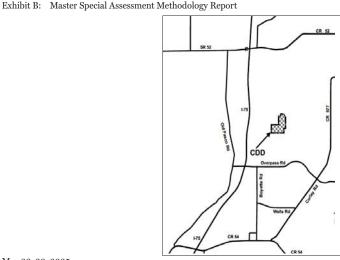
### Attest:

/s/ /s/ Chesley E Adams, Jr. retary/Assistant Secretary

### KENTON COMMUNITY DEVELOPMENT DISTRICT

/s/ Michel Regignano Chair of the Board of Supervisors

Exhibit A: Engineer's Report



May 23, 30, 2025



### 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.

### How much do legal notices cost?

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

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

25-01050P

#### SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.

2023CC002944CCAXWS SENATE MANOR HOMEOWNERS ASSOCIATION, INC., a Florida corporation,

ELIZABETH PINEGAR GRAHAM, et. al.. Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in Case No. 2023CC002944CCAXWS of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Senate Manor Homeowners Association, Inc., a Florida corporation, is the Plaintiff and Elizabeth Pinegar Graham, a/k/a Elizabeth Ann Pinegar a/k/a Elizabeth A. Graham, Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other Parties Claiming an Interest by, through, under or against the Estate of Elizabeth Pinegar Graham Deceased, ("Graham"), Anita Bailey a/k/a Anita M. Bailey, Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other Parties Claiming an Interest by, through, under or against the Estate of Anita Bailey, Deceased ("Bailey"), and any and all Unknown Persons in Possession, are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on June 10, 2025, the following described property as set forth in said Final Judgment, to wit:

Unit 55, of SENATE MANOR MOBILE HOME PARK, A CO-OPERATIVE, according to Exhibit "A" (Plot Plan) of the Master Form Proprietary Lease recorded in O. R. Book 1661, Pages 790 through 812, as amended in O.R. Book 1672, Page 863 and in O.R. Book 1988, Page 351, and that certain Memorandum of Proprietary Lease recorded on December 15, 1987, in O.R. Book 1665, Page 114, as assigned by that certain Assignment of Proprietary Lease recorded on January 22, 2013, in O.R. Book 8816, Page 1147, all of the Public Records of Pasco County, Florida, together with 1971 HILL mobile home, VIN HF4191E, Title number 8731615, and Real Property Decal number

12585920, with all attachments, additions, furniture, fixtures, air conditioning/heating units attached to or made a part of the mobile home, and any equity owned in said unit or any assets of SENATE MANOR HOMEOWNERS ASSOCIATION, INC., including the appurtenant Stock Certificate representing one (1) share in SEN-ATE MANOR HOMEOWNERS ASSOCIATION, INC., and any other incident of ownership arising therefrom.

Property Address: 10826 Congressional Drive, Port Richey, FL

Parcel Identification Number: 16-25-16-003A-00000-0550

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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 transpor-

Dated: May 15, 2025 /s/ Jonathan James Damonte Jonathan James Damonte B.C.S. Florida Bar Board Certified Specialist Condominium and Planned Development Law The Florida Bar #299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, Florida 33778 Telephone: (727) 586-2889 Telecopier: (727) 581-0922 Primary Email: jdamonte@damontelaw.com Secondary Email: pleadings@damontelaw.com Attorney for Plaintiff 25-01035P

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA002225CAAXWS

LEGACY MORTGAGE ASSET TRUST 2017-RPL2, UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF PATRINA MAGEE A/K/A PATRINA A. MAGEE A/K/A PATRINA PICCIURRO. DECEASED; SHERRI KOPER A/K/A SHERRI M. KOPER; SHERRI KOPER A/K/A SHERRI M. KOPER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRINA MAGEE A/K/A PATRINA A. MAGEE A/K/A PATRINA PICCIURRO, DECEASED; JASON M. KOPER; SUNNYBROOK CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS. DEVISEES, GRANTEES, OR

Defendant(s) NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on May 2, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on JUNE 30, 2025 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in

OTHER CLAIMANTS

Pasco County, Florida: UNIT NO 12, BUILDING 20, OF SUNNYBROOK CONDO-MINIUM V, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OR CONDOMINIUM THEREOF RECORDED IN OF-

FICIAL RECORDS BOOK 1460 PAGE 244 ET SEQ, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DEC-LARATION AS FROM TIME TO TIME MAY BE MADE, AND AS DESCRIBED IN PLAT BOOK 2 PAGE 34 AND 35 TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID PLAT AS FROM TIME TO TIME MAY BE MADE ALL OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO

Property Address: 4908 Myrtle Oak Drive, Unit #12, New Port Richey, FL 34653

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept.,
Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext  $8110\ ({\rm voice})$  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 transporta-

Dated: May 19, 2025

May 23, 30, 2025

/s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC

25-01033P

3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com SECOND INSERTION

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

DIVISION CASE NO.

2025CA000245CAAXWS TAHITIAN GARDENS CONDOMINIUM, INCORPORATED, A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, VS. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NATALIE B. HEILIG: **ELIZABETH B. FRENCH:** UNKNOWN TENANT IN POSSESSION #1: and UNKNOWN

TENANT IN POSSESION #2,

DEFENDANTS. TO: LINKNOWN HEIRS, BENEFI-CARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES. ASSIGNEES, LIENORS, CREDITORS, TRUST-EES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-

Holiday, FL 34691 YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

TATE OF NATALIE B. HEILIG

4348 Tahitian Gardens Circle, Apt. F

Unit F, Building, 41, of Tahitian Gardens Condominium according to the Declaration of Condominium recorded in O.R. Book 326, Page 509-627, and Amendments thereto, andl as recorded in Plat Book 8, Pages 106-110, Public Records of Pasco County,

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

CAROLYN C. MEADOWS, ESQ. Plaintitf's attorney. whose address is: BECKER & POLIAKOFF, P.A.

1 East Broward Blvd.. Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email:

cofoservicemail@beckerlawyers.com on or before 06/23/2025 and to file the original of the defenses 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 05/15/2025.

NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court By: Kaylen McCutcheon As Deputy Clerk

May 23, 30, 2025

### SECOND INSERTION

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

Case No. 2024CC004542CCAXES CAV HOMEOWNERS COOPERATIVE, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THERESA A. HAWLEY, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S), RAY C. HAWLEY and UNKNOWN TENANT(S),

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Fore-closure dated May 14, 2025 entered in the above styled case, Case No. 2024CC004542CCAXES of the County Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CAV HOMEOWNERS COOPERA-TEIVE, INC. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES OF THERESA A. HAW-LEY DECEASED AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S) is the Defendant, that NIKKI ALVAREZ-SOWLES, The Pasco County Clerk & Comptroller, will sell the following property, in PASCO County, Florida,

UNIT #R73, OF COUNTRY AIRE VILLAGE, A COOPERA-TIVE ACCORDING TO EX-HIBIT "A": (PLOT PLAN) OF THE MASTER FORM PRO-PRIETARY LEASE RECORD-ED IN OFFICIAL RECORS BOOK 1463, AT PAGE 0789 THROUGH 0819, OF THE PUBLIC RECORDS OF PASTO COUNTY, FLORIDA. Address:

Homecrest Dr. Zephyrhills, FL 33542

at public sale, to the highest and best bidder for cash, at www.pasco. realforeclose.com, 11:00 A.M. on June 16, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in or-der 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 Notice of Sale 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

Dated this 16 day of May 2025. ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address:

attorney@AssociationAssessment Attorneys.comAttorneys for Plaintiff

May 23, 30, 2025 25-01041P

**PUBLISH YOUR** LEGAL NOTICE Call **941-906-9386** and select the appropriate County

name from the menu.

or email **Business** legal@businessobserverfl.com



### SECOND INSERTION

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

Case No. 2023-CA-003356 SELECT PORTFOLIO SERVICING,

Plaintiff, vs. SANDRA BECK, UNKNOWN SPOUSE OF SANDRA BECK SUNCOAST MEADOWS MASTER ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 16, 2025, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles. Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: LOT 13, BLOCK 11 OF SUN-

COAST MEADOWS - INCRE-MENT TWO, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139. OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3407 CLOVER BLOSSOM, LAND O LAKES, FL 34638; including the building, appurtenances, and fixtures located therein. at public sale, to the highest and best bidder, for cash, online at www.pasco. realforeclose.com, on September 18, 2025 at 11:00 A.M..

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

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

Dated: May 21, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 246300/2321532/wll May 23, 30, 2025

25-01053P

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF

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

CASE NO .: 2024CA002124CAAXWS FREEDOM MORTGAGE CORPORATION, Plaintiff, VS.

JACQUELYN M. MURRAY, et al. Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Uniform Final Judgment of Foreclosure entered on May 13, 2025, in Case No. 2024CA-002124CAAXWS of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREE-DOM MORTGAGE CORPORATION, is Plaintiff, and JACQUELYN M. MURRAY and UNKNOWN SPOUSE OF JACQUELYN M. MURRAY are Defendants, the Office of Nikki Alva-rez-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 14th day of July 2025, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in

said Final Judgment, to wit: LOT 1073, PALM TERRACE GARDENS, UNIT 5, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 7915 IRONBARK DRIVE, PORT RICHEY, FL

together with all existing or subsequently 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 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

Dated this 16th day of May 2025 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, E-mail: pleadings@sokrem.com, Counsel for Plaintiff May 23, 30, 2025 25-01039P

### SECOND INSERTION

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

CASE NO: 24-CC-4882 CYPRESS WALK TOWNHOME CONDOMINIUM ASSOCIATION, INC. a Florida not-for-profit corporation,

KENAN PETER HARRIOTT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that,

pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, Nikki Alvarez Sowles, Esq, Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Unit No. 13, Building No. 5, of THE TOWNHOMES AT CY-PRESS WALK, PHASE I, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 7224, Page 1556, all exhibits thereto and amendments thereof, and the plat as recorded in Condominium Plat Book 7, Pages 1-4, of the Public Records of Pasco County, Florida, together with an undivided share in the common elements appurtenant thereto. With the following street address: 2421 Kokomo Way, New Port Richey,

Florida, 34655. at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on

June 26, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 14th day of May, 2025. NIKKI ALVAREZ-SOWLES, 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 23, 30, 2025

--- ESTATE ---

PASCO COUNTY

#### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000670 IN RE: ESTATE OF DIANE PATRICIA GOSSELIN, A/K/A DIANE P GOSSELIN

Deceased. The administration of the estate of DIANE PATRICIA GOSSELIN, a/k/a DIANE P GOSSELIN, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 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 23, 2025.

#### Personal Representative: KIRSTEN LALUNA 4067 Quail Bush Drive

Dayton, Ohio 45424 Attorney for Personal Representative MICHAEL T. HEIDER, ESQ.

Attorney Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite 102 Clearwater, FL 33759 Telephone: (727) 235-6005 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate4@heiderlaw.com

May 23, 30, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP000736CPAXWS IN RE: ESTATE OF ROBERT L. VIGNERON, JR.

Deceased. The administration of the estate of ROBERT L. VIGNERON, JR., 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 PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the per-

sonal 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 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 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 23, 20255.

# Personal Representative: SUSANNE BRUCE

7545 Blackberry Drive Naples, Florida 34114 Attorney for Personal Representative JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail:

eservice@siegcolelaw.com May 23, 30, 2025 25-01009P SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000417 IN RE: ESTATE OF

Deceased. The administration of the estate of RICHARD JOSEPH WEED, deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth

RICHARD JOSEPH WEED

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 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 23, 2025.

#### Personal Representative: JEFFREY R. WEED

3428 Brick Bat Road Williamsburg, Virginia 23188 Attorney for Personal Representative MICHAEL T. HEIDER, ESQ.

Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite  $102\,$ Clearwater, FL 33759 Telephone: (727) 235-6005 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate4@heiderlaw.com

May 23, 30, 2025

SECOND INSERTION

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

PROBATE DIVISION Case Number: 25-CP-000641 **Probate Division** IN RE: ESTATE OF ANDREW ANTHONY BRYDA,

Deceased.

The administration of the estate of Andrew Anthony Bryda, deceased, whose date of death was December 27, 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

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 SER-VICE 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 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 23, 2025.

#### Personal Representative: Cheryl L. Bryda 12440 Willow Tree Avenue

Hudson, Florida 34669 Attorney for Personal Representative /s/ Jessica L. Gordon Jessica L. Gordon Attorney

Florida Bar Number: 1020709 3903 Northdale Blvd., 100E Tampa, FL 33624 Telephone: (813) 537-0128 Fax: (813) 736-7391 E-Mail: jessica@gordonelderlaw.com May 23, 30, 2025

SECOND INSERTION

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

File No. 512025CP000819CPAXWS Division Probate IN RE: ESTATE OF KEVIN M MACLEAN, Deceased.

The administration of the estate of Kevin M Maclean, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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 23, 2025.

#### Personal Representative: Jeanene M. MacLean

4648 Salvia Street New Port Richey, FL 34652 Attorney for Personal Representative: John W. Hudzietz II, Esq. E-Mail Addresses: emancinilaw@gmail.com Florida Bar No. 0844039 Hudzietz & Mancini, P.A 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400

May 23, 30, 2025

SECOND INSERTION

**MAY 30 - JUNE 5, 2025** 

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000750 IN RE: ESTATE OF GLENN M. DAVIS,

Deceased. The administration of the estate of GLENN M. DAVIS, deceased, whose date of death was October 20, 2023, 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 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 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 23, 2025.

LOINE S. DAVIS

### Personal Representative 5427 War Admiral Drive

Wesley Chapel, FL 33544 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 23, 30, 2025

### SECOND INSERTION

25-01029P

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

#### File No.: 51-2025-CP-000746-WS IN RE: ESTATE OF KATHRYN M. FLAHERTY a/k/a KATHRYN FLAHERTY Deceased.

The administration of the estate of Kathryn M. Flaherty a/k/a Kathryn Flaherty, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and address es 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,

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 23, 2025.

2934 Westmoreland Court New Port Richey, Florida 34655 Attorney for Personal Representatives: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatetrustlaw.com Secondary E-Mail: stacey @ fl probate trust law.comMay 23, 30, 2025 25-01055P

# Florida Statutes, applies, or may apply,

ALL CLAIMS NOT FILED WITHIN

Personal Representative: Mary Flaherty

### SECOND INSERTION

25-01028F

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

File No. 2025-CP-000756-WS IN RE- ESTATE OF MICHAEL T. DINEEN Deceased.

The administration of the estate of MI-CHAEL T. DINEEN, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal repre-

sentative'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 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 SECTION 733.702 WILL BE FOREVER

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 23, 20255.

#### Personal Representative: s/Colleen D. Cole COLLEEN D. COLE 10015 Trinity Blvd., Suite 101

Trinity, FL 34655 Attorney for Personal Representative: s/David J. Wollinka DAVID J. WOLLINKA Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655

Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com May 23, 30, 2025 25-01013P

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

25-01054P

SECOND INSERTION

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000805-WS IN RE: ESTATE OF STEPHEN W. JOHNSON

Deceased. The administration of the estate of STEPHEN W. JOHNSON, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal represen 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 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 SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY IM FILED TWO (2) YEARS MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is: May 23, 2025.

Personal Representative: s/ Dina A. Misener DINA A. MISENER 10015 Trinity Blvd., Suite 101

Trinity, FL 34655 Attorney for Personal Representative: s/David J. Wollinka DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com May 23, 30, 2025 25-01027P

# Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.



#### SECOND INSERTION

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

CASE NO.: 2024 CA 001278 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, VS. UNKNOWN HEIRS

BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF EVELYN JOSEPH,

DECEASED; et al., Defendant(s). TO: Ronnie Joseph NOTICE OF ACTION (Publish in Business Observer) Last Known Residence: 9635 Rainbow Ln Port Richey, FL 34668 TO: Kaye Samuel Last Known Residence: 9635 Rainbow

Ln Port Richey, FL 34668 TO: Gary Francis

Last Known Residence: 9635 Rainbow Ln Port Richey, FL 34668 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in PASCO County, Florida: LOT 1434, REGENCY PARK UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RE-CORDS 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 23rd, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on May 21st, 2025.

As Clerk of the Court By: Haley Joyner As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-1178B Ref# 11376 May 23, 30, 2025 25-01052P

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.

CASE NO.: 2025CA000932CAAXWS WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQI, Plaintiff, vs. PATRICIA COOLEY A/K/A PATRICIA G. COOLEY A/K/A PATRICIA BERARDI A/K/A PATRICIA G. BERARDI;

KENNETH K. COOLEY A/K/A KENNETH COOLEY; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE,

**Defendant**(s). TO: Patricia Cooley a/k/a Patricia G. Cooley a/k/a Patricia Berardi a/k/a Patricia G. Berardi Residence Unknown

Kenneth K. Cooley a/k/a Kenneth Cooley Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow-ing described property in Pasco County,

LOT SIXTY-TWO (62), JAS-MINE HILLS, SAID LOT AND SUBDIVISION BEING NUM-BERED AND DESIGNED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 18,

PAGES 56, 57 AND 58, 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 McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Respond on or before 06/23/2025

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on May 20, 2025.

Nikki Alvarez-Sowles, Esq. Clerk of said Court BY: Kaylen McCutcheon As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place,

Suite A West Palm Beach, FL 33407 Telephone: (561) 71 3-1400 FLpleadings@MWC-law.com File#:24-400,186

25-01038P May 23, 30, 2025

### SECOND INSERTION

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

Case No. 2025CC001581CCAXWS APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the Florida No. 10921 Land Trust, Plaintiff, v.

KAREN SHELTON, Defendant.

STATE OF FLORIDA To: KAREN SHELTON

YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida: Lot 493 HOLIDAY HILL ES-

TATES UNIT FOUR, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 55, of the Public Records of Pasco County, Florida

More commonly known as 10921 Queens Rd, Port Richey, FL 34668

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 06/23/2025 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service

AMENDED NOTICE OF SALE

IN THE COUNTY COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

Case No: 24-CC-004883

MARKSMEN INVESTMENTS LLC,

COMPANY; UNKNOWN TENANT

INDIANA LIMITED LIABILITY

#1, the name being fictitious to

account for party in possession; UNKNOWN TENANT #2, the

name being fictitious to account

for party in possession; and ANY AND ALL UNKNOWN PARTIES

claiming by, through, under, and

defendant(s) who are not known

to be dead or alive, whether said

interest as spouses, heirs, devisees,

NOTICE IS GIVEN that pursuant

to the Final Judgment In Favor Of

CALIENTE APARTMENTS CONDO-

MINIUM ASSOCIATION, INC. (the

'Association"), entered in this action on

the 29th day of April 2025, the Clerk of

Court for Hillsborough County, Florida,

will sell to the highest and best bid-

der or bidders for cash at a public sale

conducted online at http://www.pasco.

realforeclose.com, on June 4, 2025 at

11:00 A.M., the following described

Unit No. 104, Building C of CALI-

ENTE APARTMENTS CONDO-

MINIUM, according to the Dec-

laration of Condominium thereof

recorded in Official Records Book

5121, Page 1482, of the Public Re-

cords of Pasco County, Florida, and

all amendments thereto, together

with its individual share in the

common elements. and improvements thereon, located in

unknown parties may claim an

grantees, or other claimants,

Defendants.

property:

against the herein named individual

CALIENTE APARTMENTS

CONDOMINIUM

Plaintiff, v.

ASSOCIATION, INC.,

on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your 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

Dated this 29 day of May, 2025. Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Vestalia Aylsworth, Esq.

Plaintiff's attorney 21101 SW 198th Ave Miami, FL 33187

SECOND INSERTION

May 23, 30; June 6, 13, 2025

25-01040P

### SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2024-CA-000529-CAAX-WS UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. BRIDGET TODD; JOSE JUAREZ; DINERO LINE PROPERTY SOLUTIONS, LLC; PENNY BAGS INVESTMENTS LLC;

GULF HARBORS BEACH CLUB, INC. A/K/A GULF HARBORS MASTER ASSOCIATION, INC.; GULF HARBORS WOODLANDS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants, NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure filed August 15, 2024 and entered in Case No. 2024-CA-000529-CAAX-WS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein UNITED WHOLESALE MORT-UNITED WHOLESALE MORT-GAGE, LLC is Plaintiff and BRIDGET TODD; JOSE JUAREZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DINERO LINE PROPERTY SOLUTIONS, LLC; PENNY BAGS INVESTMENTS LLC; GULF HARBORS BEACH CLUB, INC. A/K/A GULF HARBORS MAS-TER ASSOCIATION, INC.; GULF HARBORS WOODLANDS ASSOCIA-TION, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PAS-CO.REALFORECLOSE.COM, at 11:00 A.M., on October 1, 2024, the following

described property as set forth in said

WOODLANDS, SECTION 30-D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 16, PAGE(S) 126 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY. FLORIDA.

the property owner as of the date of the Clerk reports the surplus as unclaimed.

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

Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00302 NML

Final Judgment, to wit: LOT 438, GULF HARBORS

Any person claiming an interest in the surplus from the sale, if any, other than lis pendens must file a claim before the

Dated this 16th day of May, 2025. 25-01037P May 23, 30, 2025

### SECOND INSERTION

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

CIVIL ACTION CASE NO.: 2025CA000882CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST MARGARET G. CHASE, DECEASED., et al, Defendant(s).

To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST MARGARET G. CHASE, DECEASED.

Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an ac-

tion to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 5, BLOCK 6, LESS AND EX-CEPT THE WEST 14.00 FEET THEREOF, CUNNINGHAM ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

A/K/A 36606 EDEN ST ZEPH-YRHILLS FL 33541

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is

P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 6/23/25

This notice shall be published once a week for two consecutive weeks in the Business Observer.

\*\*See the Americans with Disabilities Act

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654

Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 20th day of May, Clerk of the Circuit Court

By: Haley Joyner Deputy Clerk Albertelli Law

25-01032P

P.O. Box 23028 Tampa, FL 33623tna - 25-002331 May 23, 30, 2025

the Association at 6750 Dali Avenue, Unit 104, Land O Lakes, FL 34637,(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.

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 Richev: (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 informa-tion regarding transportation services. BECKER & POLIAKOFF, P.A By: /s/ William W. Huffman JONATHAN J. ELLIS, ESQ. Florida Bar No. 863513 WILLIAM W. HUFFMAN, ESQ. Florida Bar No. 0031084

1511 N. Westshore Blvd., Suite 1000 Tampa, FL 33607 Telephone: 813.527.3912 Facsimile: 813.286.7683 Primary Email: whuffman@beckerlawyers.com Secondary Email tvaughn@ beckerlawyers.com Secondary Email:

afinipoggi@ beckerlawvers.com cofoservicemail@beckerlawyers.com. Counsel for Plaintiff May 23, 30, 2025 25-01056P

FIRST INSERTION

Notice of Application for Tax Deed

That MARK H FINK, the holder of the following certificates has filed said

certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

2025XX000029TDAXXX NOTICE IS HEREBY GIVEN,

Year of Issuance: 06/01/2017 Description of Property:

**OFFICIAL** COURTHOUSE **WEBSITES** 



**manatee**clerk.com sarasotaclerk.com

**charlotte**clerk.com

**lee**clerk.org

**collier**clerk.com

hillsclerk.com

**pasco**clerk.com

my**pinellas**clerk.gov

polkcountyclerk.net my**orange**clerk.com

09-25-17-0010-00K00-0250 MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 25 & 26 BLOCK K OR 963 PG 1484 Name(s) in which assessed: DONALD J BODWELL CAROL B BODWELL PAUL G BODWELL JR MARTHA L BODWELL All of said property being in the County

assessed are as follows: Certificate #: 1606466

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk May 23, 30; June 6, 13, 2025

25-00989P

# **PUBLISH** YOUR LEGAL NOTICE

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

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

Call **941-906-9386** 

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



### --- TAX DEEDS ---

#### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000030TDAXXX NOTICE IS HEREBY GIVEN,

That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606701 Year of Issuance: 06/01/2017 Description of Property:

15-25-17-0100-16800-0190 MOON LAKE ESTATES UNIT 10 PB 5 PG 128 LOTS 19-22 INCL BLOCK 168 OR 6366 PG 1833

Name(s) in which assessed: WE 5 LLC BRIAN M PHELAN

REGISTERED AGENT All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025 25-00990P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000037TDAXXX

NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2005651 Year of Issuance: 06/01/2021 Description of Property:

24-24-16-0050-00C00-0047 GULF COAST ACRES ADDI-TION PB 5 PG 145 A PORTION OF LOT 4 BLOCK C DESC AS COM AT SW COR OF SAID LOT 4 BLOCK C GULF COAST ACRES ADDITION TH NOODEG 12' 02"E 1303.28 FT TO NW COR OF SAID LOT 4 TH N89DEG 45'43" E ALG NORTH BDY OF SAID LOT 160.98 FT FOR POB TH CONT N89DEG 4743"E 160.97 FT TO NE COR OF SAID LOT 4 TH S00DEG10' 58"W ALG ELY BDY OF SAID LOT 4 260.51 FT TH S89DEG 46'01"W 160.51 FT TH N00DEG 11'30"E 260.59 FT TO POB THE WEST 25.00 FT LESS THE NORTH 100.00 FT RESERVED FOR INGRESS & EGRESS & FOR DRAINAGE AND/OR UTILITIES PURPOS-ES AKA PCL 7

Name(s) in which assessed: BILLIE JO DESKINS

May 12, 2025

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com. on June 26, 2025 at 10:00 am.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025 25-00997P

# SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000044TDAXXX NOTICE IS HEREBY GIVEN.

That SJL GAMING INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

Certificate #: 1608727 Year of Issuance: 06/01/2017 Description of Property: 10-26-19-0010-0120N-0060

TAMPA DOWNS RANCHETTES UNREC LOT 6 NORTH 1/2 SEC 12 DESC AS EAST 65.00 FT OF WEST 470.00 FT OF NORTH 1/4 OF NE 1/4 OF SW 1/4 OF NW 1/4 EXC NORTH 25.00 FT FOR RD R/W OR 1397 PG 964

Name(s) in which assessed WILLIAM NASH

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk May 23, 30; June 6, 13, 2025

25-01004P

#### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000038TDAXXX

NOTICE IS HEREBY GIVEN, That TALEEN KHZOUZ, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1610232 Year of Issuance: 06/01/2017 Description of Property:

26-24-21-0010-00000-0971 EAST LAKE PARK PB 7 PG 69 SOUTH 1/2 LOT 97 OR 4815 PG

Name(s) in which assessed: EBONE HAWKINS AMBER HAWKINS

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk May 23, 30; June 6, 13, 2025

25-00998P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000041TDAXXX

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606728 Year of Issuance: 06/01/2017 Description of Property: 15-25-17-0100-18100-0400

BLK 181 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 40, 41 OR 1897 PG 768

Name(s) in which assessed: ELIZABETH MARATEA ELAINE TADE JOAN COLLARO

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025

25-01001P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000032TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606923 Year of Issuance: 06/01/2017 Description of Property:

17-25-17-0020-0000-1110 MOON LAKE ESTATES UNRE-CORDED PLAT OF SECTION 17 THAT PART OF FOLLOWING DESC LYING IN SECTION 17 COM AT SW COR LOT 85 BLOCK 144 MOON LAKE ES-TATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57 35"W 710.24 FT FOR POB TH CONT N87DG 57' 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT

111 OR 3244 PG 657 Name(s) in which assessed: MAE JORETTA ORWIG EDGAR M ORWIG

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025 25-00992P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000039TDAXXX NOTICE IS HEREBY GIVEN,

That SJL GAMING INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as

Certificate #: 1606854 Year of Issuance: 06/01/2017 Description of Property: 16-25-17-0090-14000-1100 BLK 140 MOON LAKE NO 9 PB

4 PGS 101, 102 LOTS 110, 111 OR 5295 PG 1311 Name(s) in which assessed:

LEO J SCRODIN All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025 25-00999P

### SECOND INSERTION

### Notice of Application for Tax Deed 2025XX000031TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606707 Year of Issuance: 06/01/2017 Description of Property: 15-25-17-0100-17000-0110 MOON LAKE ESTATES UNIT 10

PB 5 PGS 128 TO 131 LOTS 11, 12 BLOCK 170 OR 3511 PG 1038 Name(s) in which assessed: THE CARL E & PEARL H SCHULTZ TRUST THE CARL E AND PEARL H SCHULTZ REVOCABLE TRUST

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025

25-00991P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000033TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606750 Year of Issuance: 06/01/2017 Description of Property:

16-25-17-0020-00000-1110 MOON LAKE ESTATES UNRE-CORDED PLAT OF SECTION 16 THAT PART OF THE FOLLOW-ING DES LYING IN SECTION 16 COM AT SW COR OF LOT 85 BLOCK 144 MOON LAKE ESTATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57 35"W 710.24 FT FOR POB TH CONT N87DG 57' 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT 111 OR 3244 PG 657 Name(s) in which assessed:

EDGAR M ORWIG MAE JORETTA ORWIG

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

on June 26, 2025 at 10:00 am. May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk May 23, 30; June 6, 13, 2025 25-00993P

### SECOND INSERTION

### Notice of Application for Tax Deed 2025XX000034TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1607112 Year of Issuance: 06/01/2017 Description of Property:

Name(s) in which assessed: MARY R DEETER

RONALD D DEETER All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

25-00994P

21-25-17-014R-23300-0330 MOON LAKE NO 14 R/P MB 6 PGS 47, 48 LOTS 33, 34 BLK 233

Office of Nikki Alvarez-Sowles, Esq.

May 23, 30; June 6, 13, 2025

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000043TDAXXX NOTICE IS HEREBY GIVEN.

That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2005510 Year of Issuance: 06/01/2021 Description of Property:

22-24-16-0010-00A00-0010 GULF SIDE ACS PB 5 PG 118 LOT 1 BLK A OR 1770 PG 1592 Name(s) in which assessed:

WENDY J TRINKNER BETTE J JOHNSON DECEASED WENDY TRINKNER

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk May 23, 30; June 6, 13, 2025 25-01003P

### SECOND INSERTION

### Notice of Application for Tax Deed 2025XX000042TDAXXX

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

assessed are as follows: Certificate #: 1811552 Year of Issuance: 06/01/2019 Description of Property:

31-26-16-0120-00A00-0100 PAPPAS COLONY SUB PB 5 PG 4 THE SOUTH 140.00 FT OF THE FOLLOWING DESC: BEG AT SW COR OF LOT 9 BLOCK "A" TH ALG WLY BDY LINE OF PAPAS COLONY SUBDIVISION ALSO BEING THE ELY BDY LINE OF PAPAS COLONY SUB-DIVISION SECOND ADDITION PB 4 PG 62 TH N01DEG 2142"E 245.00 FT TH S88DEG 38' 10"E (G) 22.10 FT TH SOODEG 22' 06"E 245.11 FT TO POINT ON THE SLY BDY LINE OF SAID LOT 9 BLOCK "A" TH N88DEG 38'18"W 29.50 FT TO POB OR 8127 PG 1074

Name(s) in which ass LEE DEAN OVERMYER

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025 25-01002P

### SECOND INSERTION

### Notice of Application for Tax Deed 2025XX000036TDAXXX

NOTICE IS HEREBY GIVEN. That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1607689 Year of Issuance: 06/01/2017 Description of Property:

11-24-18-0020-00F00-0180 TROJANTOWN UNIT 2 PB 6 PG 45 LOTS 18-19 BLOCK F OR 6400 PG 1935

Name(s) in which assessed: BENNINGTON NATIONAL INC All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk May 23, 30; June 6, 13, 2025 25-00996P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000040TDAXXX NOTICE IS HEREBY GIVEN,

That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606612 Year of Issuance: 06/01/2017 Description of Property: 10-25-17-0050-06500-0110 BLK 65 MOON LAKE NO 5 PB 4 PGS 84, 85 LOTS 11, 12 OR 9099

PG 2115 Name(s) in which assessed: GIUSEPPE MANNINO

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the

shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

property described in such certificate

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025

25-01000P

### --- **ESTATE** ---

### SECOND INSERTION

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

PROBATE DIVISION Case No.: 2025CP000679CPAXES **Division Probate** IN RE: Estate of ELAINE LUCE LEADBETTER, a/k/a ELAINE L. LEADBETTER,

a/k/a ELAINE LEADBETTER, Deceased. The administration of the estate of ELAINE LUCE LEADBETTER, a/k/a ELAINE L. LEADBETTER, a/k/a ELAINE LEADBETTER deceased whose date of death was DECEMBER 19, 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 repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Personal Representative:

PERIODS SET FORTH ABOVE, ANY

MARK L. LEADBETTER 6209 Forest Lake Drive Zephyrhills, FL 33540 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.comFlorida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010

notice is May 23, 20255.

Facsimile: (352) 567-1877

May 23, 30, 2025

### SECOND INSERTION

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

File No. 51-2025-CP-000738-WS IN RE: ESTATE OF BLAIR MICHAEL BRANNOCK a/k/a BLAIR M. BRANNOCK Deceased.

Michael Brannock a/k/a Blair M. Brannock, 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 Road, New Port Richey, Florida 34654. The names and address es of the personal representative and the personal representative's attorney

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED. The date of first publication of this

notice is May 23, 20255. Personal Representative: Rachael Ann Brannock

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

25-01012P

LV20906\_V11

# THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

The administration of the estate of Blair

are set forth below.

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,

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

5500 Clipper Court New Port Richey, Florida 34652

**Email your Legal Notice** 

May 23, 30, 2025

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

25-01005P

### --- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0502-WS
IN RE: ESTATE OF
LORRAINE C. GAMBALE

Deceased.
The administration of the estate of LORRAINE C. GAMBALE, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative 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 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 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 23, 20255.

### Personal Representative: DENISE GAMBALE

7735 Sagebrush Dr.
Port Richey, FL 34688
Attorney for Personal Representative:
DONALD R. PEYTON
Attorney
Florida Bar Number: 516610

Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
May 23, 30, 2025
25-01006P

### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Ref No. 2025-CP-000780
In re: Estate of

In re: Estate of
THEODOROS S. FROUSTIS,
Deceased.
The name of the decedent, the designation of the court in which the admin-

The haine of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is West Pasco Judicial Center, P.O. Box 338, New Port Richey, FL 34656-0338. The name and address of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated, you must file their claims with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AF-TER DECEDENT'S DEATH.

The date of death of the decedent is November 2, 2024.

The date of first publication of this notice is Friday, May 23, 2025.

Personal Representative:

# Litsa Froustis 1001 N. Bayshore Drive

Safety Harbor, FL 34695
Attorney for Personal Representative:
TERRY J. DEEB, ESQ.
DEEB ELDER LAW, P.A.
6699 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
(727) 381-9800
Servicekat@deebelderlaw.com
Servicedck@deebelderlaw.com
Servicejcj@deebelderlaw.com

25-01023P

Fla. Bar # 997791

May 23, 30, 2025

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-438-ES
IN RE: ESTATE OF
JOSEPH EDWARD ATKINSON,

Deceased.

The administration of the Estate of JOSEPH EDWARD ATKINSON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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 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 SECTION 733.702 OF THE FLORIDA STATUTES 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 23, 20255.

Personal Representative Julie Ann Townsend 13217 Hobson Simmons Rd,

Lithia, Florida 33547 Matthew E. Maggard, Esquire SHUMAKER, LOOP & KENDRICK,

LLP
Personal Representative
Florida Bar No. 102736
13134 US Highway 301
Dade City, Florida 33525
Office: (352) 458-4700
Facsimile: (352) 437-4492
Primary: mmaggard@shumaker.com
Secondary: eriveria@shumaker.com
Attorney for Personal Representative
May 23, 30, 2025
25-01008P

### SECOND INSERTION

NOTICE TO CREDITORS (summary administration)

(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-000676 IN RE: ESTATE OF WILMA LYDIA PURKIS 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 Wilma Lydia Purkis, 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 January 19, 2025; that the total value of the estate is \$54,441.14 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Ross N. Purkis, Jr. 9410 Adler Street New Port Richey, FL 34654 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. NOT-WITHSTANDING 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 23, 20255.

Person Giving Notice:

Person Giving Notice: Ross N. Purkis, Jr. 9410 Adler Street

New Port Richey, Florida 34654 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 23, 30, 2025

25-01030P

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PASCO
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001500
IN RE: ESTATE OF
Estate of RoseMarie Savino
Deceased.

The administration of the estate of RoseMarie Savino, deceased, whose date of death was June 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, Fl 34654. The names and addresses of the personal representative and the personal representative and the personal representative 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 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 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 23, 20255.

Personal Representative JulieAnn Colella 122 Millton Ave.

Fallston, Maryland 21047
Attorney for the Personal
Representative
Robert Corbett, Esq.
1635 E. Highway 50, Suite 300
Clermont, FL 34711
Telephone: (352) 234-4170
E-Mail: rob@robcorbettlaw.com
May 23, 30, 2025
25-01007P

SECOND INSERTION
NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0811-CPAXWS IN RE: ESTATE OF RICHARD BLAINE BROWNE, JR.

Deceased.

The administration of the estate of RICHARD BLAINE BROWNE, JR., deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 23, 20255.

Personal Representative: DAWN MICHELLE BROWNE

1432 Lombard Avenue
Everett, Washington 98201
Attorney for Personal Representative
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000798
IN RE: ESTATE OF
ALTEMESE INGRAM MCNEALY

The administration of the estate of ALTEMESE INGRAM MCNEALY, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 23, 20255.

Personal Representative: Sharon L. Poole 32425 Fish Hook Loop

Wesley Chapel, FL 33545
Attorney for Personal Representative
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: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
May 23, 30, 2025
25-01011P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000828
IN RE: ESTATE OF
MAYNARD SYLVESTER
HARVEY, JR.,

Deceased.

The administration of the estate of MAYNARD SYLVESTER HARVEY, JR., deceased, whose date of death was September 29, 2023, 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 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 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 23, 2025.

LORI LYNN HARVEY Personal Representative 31415 Cannon Rush Drive San Antonio, FL 33576

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
May 23, 30, 2025
25-01024P

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2025-CP-000766-WS

IN RE: ESTATE OF
JOSEPH MICHAEL MCCARTY
a/k/a JOSEPH M. MCCARTY
a/k/a JOSEPH MCCARTY
Deceased.

The administration of the estate of Joseph Michael McCarty a/k/a Joseph M. McCarty a/k/a Joseph M. McCarty a/k/a Joseph MeCarthy, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 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 23, 2025.

Personal Representative:
David T. McCarty
10816 Woodland Drive
Hudson, Florida 34669
Attorney for Personal Representative:

Attorney for Personal Representative:
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
May 23, 30, 2025
25-01026P

notice to creditors
r may apply,
s made by a
s. 732.2211,
ten demand

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-694-WS

IN RE: ESTATE OF JOHN CHRISTOPHER CRENNAN, SR.,

A/K/A JOHN C. CRENNAN, SR. Deceased.

The administration of the estate of John Christopher Crennan Sr. a/k/a

John Christopher Crennan, Sr., a/k/a John C. Crennan, Sr., deceased, whose date of death was December 27, 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. 732.2211, Florida Statutes.

All other creditors of the decedent

SECOND INSERTION

and other persons having claims or demands 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 SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME

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 23, 2025.

Personal Representative: /s/Elisa Scott Elisa Scott 276 Parker Hill Rd. Edmeston, New York 13335

Edmeston, New York 13335
Attorney for Personal Representative:
/s/Richard A. Venditti
Richard A. Venditti, Esquire
Florida Bar Number: 280550
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
Email: Richard@tarponlaw.com
Secondary E-Mail:
Celeste@tarponlaw.com
May 23, 30, 2025
25-01025P



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.

PASCO COUNTY

#### SECOND INSERTION

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 512025DR01528ES

Stephanie Marie Romero, Petitioner,

And

### Wilson Rafael Romero Rojas

Respondent, TO: Wilson Rafael Romero Rojas Respondent's last known address

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage, has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Stephanie Marie Romero whose address is 37667 Aaralyn Rd, Zephyrhills FL 33542 on or before 6-9-2025 and file the original with the Clerk of Court, Pasco County Courthouse, 38053 Live Oak Ave, Dade City, Florida 33523, either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default be entered against you for the relief demanded in the Petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} None

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 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

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

DATED 5-6-2025 Nichole Alvarez/Sowles CLERK OF THE COURT Pasco County Clerk & Comptroller (SEAL) By: /s/ Rita Meyer Deputy Clerk

May 23, 30; June 6, 13, 2025 25-01042P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000035TDAXXX NOTICE IS HEREBY GIVEN,

That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1609301 Year of Issuance: 06/01/2017 Description of Property:

20-25-20-0000-00600-0000 THAT PART OF W1/4 OF NW1/4 OF SEC LYING EAST OF R/W OF PASCO RD EXC SOUTH 932 FT THEREOF & EXC FOLL DESC FOR THEREOF: COM AT NW COR OF SEC FOR POB TH N89DG 59' 52"E ALG NORTH BDY OF SEC 667.39 FT TO NE COR OF W1/4 OF NW1/4 OF SEC TH SOODG 06' 00"E ALG EAST BDY OF W1/4 OF NW1/4 OF SEC 1712.13 FT TH N84DG 17' 17"W 626.29 FT TO ELY R/W LINE OF PASCO RD TH N09DG 38' 23"W ALG SAID R/W LINE  $282.03\ FT\ MOL\ TO\ WEST\ BDY$ OF SEC TH NORTH ALG SAID WEST BDY 1371.72 FT TO POB OR 492 PG 179

Name(s) in which assessed: EST OF ROBERT B MCKENDREE MINNIE M MCKENDREE ESTATE OF ROBERT B

MCKENDREE DECEASED All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk May 23, 30; June 6, 13, 2025

25-00995P

### SECOND INSERTION

### NOTICE OF ACTION FOR PUBLICATION

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

Case No.: 24-DR-004777 IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF ASM, Adoptee.

TO: Charles W. Potter III Address Unknown

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Laurel C. Ackley, Esq., whose address is 2236 Ashley Oaks Circle, Ste. 102, Wesley Chapel FL 33544, on or before June 20, 2025, and file the original with the clerk of this Court at Pasco County Courthouse, 38053 Live Oak Ave. Dade City, FL. 33523 before service on Petitioners or immediately thereafter. There will be a hearing on the petition to terminate parental rights pending adoption on June 26, 2025 at 10:30 a.m. in courtroom TBD at the 38053 Live Oak Ave. Dade City, FL. 33523.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.
UNDER SECTION 63.089, FLORI-

DA STATUES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO AP-PEAR AT THIS HEARING CONSTI-TUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PA-RENTAL RIGHTS VOIL MAY HAVE OR ASSERT REGARDING THE MI-NOR CHILD.

The minor child is identified as follows:

Name Date of Birth Place of Birth ASM 2020

Hillsborough County, Florida Physical Description of Respondent:

Age: 29 Race: African American

Hair Color: Black Eye Color: Brown

Approximate Height: unknown Approximate Weight: unknown 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

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

DATED

Nichole Alvarez/Sowles CLERK OF THE COURT Deputy Clerk

May 23, 30; June 6, 13, 2025

SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000027TDAXXX

NOTICE IS HEREBY GIVEN,

That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1606662 Year of Issuance: 06/01/2017

Description of Property: 15-25-17-0060-07600-0090 MOON LAKE NO 6 PB 4 PGS 90 & 91 LOTS 9 & 10 BLK 76 OR

Name(s) in which assessed: HAROLD J CAULKINS

MARION A CAULKINS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025

### SECOND INSERTION

Notice is hereby given that on 06/16/2025 at 11 30 a m the following vessel may be sold at public sale for storage charges to Florida Stat-ute 328.17 tenant KARIN LYNN RECK 1995 Hunter HUNA275ZA595 FL3312LR Title: 0083578378 sale to be held at CMC MARINA, LLC 6501 Boatyard Dr. Hudson Fl. 34667 vessel may be released prior to the Sale. CMC MARINA, LLC reserves the right to accept /reject any or all bids May 23, 30, 2025 25-01031P

### SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Kevin Earl Malabre, James Ricketts Tucker, and Mark Lawrence Tucker, will on the 9th day of June 2025, at 10:00 a.m., on property at 16108 US Highway 19, Lot #292, Hudson, Pasco County, Florida in Winter Paradise be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1991 FRAI Travel Trailer VIN No.: 10FBA02S5M1019159 Title No.: 62294738

And All Other Personal Property There-

May 23, 30, 2025 25-01045P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000026TDAXXX

NOTICE IS HEREBY GIVEN, That CHARLES J WILSON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2000572 Year of Issuance: 06/01/2021

Description of Property: 25-24-21-0020-0000-0180 AUTON WOODS PB 21 PG 1 LOT 18 EXCEPT THAT PORTION THEREOF LYING WITHIN AU-TON WOODS RE-PLAT UNIT ONE PB 24 PG 92 OR 4705 PG 451

Name(s) in which assessed: CONSECO FINANCE SERVICING CORP GREEN TREE FINANCIAL

SERVICING CORPORATION All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025 25-00986P

### SECOND INSERTION

#### Notice of Application for Tax Deed 2025XX000028TDAXXX

NOTICE IS HEREBY GIVEN, That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and vear of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1612395 Year of Issuance: 06/01/2017

Description of Property: 32-25-22-0000-06400-0000 SOUTH 50 FT OF NORTH 490 FT OF WEST 148 FT OF NE1/4 OF SW1/4 OF SEC OR 1493 PG 311 SEE PF11

) in which EST OF ERMA JEAN TELLIS ESTATE OF ERMA JEAN TELLIS DECEASED

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

May 23, 30; June 6, 13, 2025 25-00988P

Deputy Clerk

### THIRD INSERTION

#### NOTICE OF ACTION FOR DIVORCE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO, FLORIDA Case No:

512025DR001088DRAXWS IN RE THE MATTER OF: Jenifer Taylor,

Petitioner and

William Taylor Respondent. TO:William Taylor

1703 Capri Lane

Tarpon Springs, FL 34689 YOU ARE NOTIFIED that an action for divorce has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jenifer Taylor, whose address is 5047 Flora Ave, Holiday, FL 34690, on or before 6/20/2025 and file the original with the clerk of this Court at 7530 Little Rd; New Port Richey, FL 34654 before service on Petitioners or imme-

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.

diately thereafter. If you fail to do so, a

default may be entered against you for

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

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

Dated: 5/12/25 CLERK OF THE CIRCUIT COURT SEAL

Deputy Clerk May 16, 23, 30; June 6, 2025

### FOURTH 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, 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 Familv Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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, 2025 25-00891P

### FOURTH 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

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, 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 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, 2025 25-00890P

### THIRD INSERTION

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

CIVIL DIVISION Case No. 2025CA001088CAAXES DESDEMONA 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.

### FIRST INSERTION

#### Notice of Application for Tax Deed 2025XX000024TDAXXX NOTICE IS HEREBY GIVEN,

That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2004644 Year of Issuance: 06/01/2021 Description of Property:

10-25-17-0050-07000-0050 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84 & 85 LOTS 5 & 6 BLOCK 70

Name(s) in which assessed: ANTHONY J SEEBERGER LEONARD J CONNORS DECEASED

JOAN M CONNORS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am. May 12, 2025

Office of Nikki Alvarez-Sowles, Esq Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

May 23, 30; June 6, 13, 2025

DUE ON OR BEFORE JUNE 16TH,

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

# FIRST INSERTION

#### Notice of Application for Tax Deed 2025XX000025TDAXXX NOTICE IS HEREBY GIVEN.

That CHARLES J WILSON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1905823 Year of Issuance: 06/01/2020 Description of Property: 09-25-17-0040-03900-0190 MOON LAKE ESTATES UNIT 4 PB 4 PGS 79-80 LOT 19 BLOCK

1294 Name(s) in which assessed: ANITA M ROESCH RYAN TATE ANITA M MANCINI All of said property being in the County

39 OR 1235 PG 1949 OR 9276 PG

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

25-00985P

Deputy Clerk May 23, 30; June 6, 13, 2025



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



### What is a public notice?

**Email your Legal Notice** 

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

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