

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  
TIME: 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 25-01070P

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 jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood, District Manager  
Governmental Management Services – Tampa, LLC  
May 30, 2025 25-01073P

FIRST INSERTION  
NOTICE  
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 PARCELS TOTALING APPROXIMATELY 0.33 ACRES, MORE OR LESS, FROM OP (OFFICE PROFESSIONAL) TO R3 (MEDIUM DENSITY RESIDENTIAL), LOCATED AT THE NORTH EAST CORNER INTERSECTION 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; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.



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

\* **PLEASE NOTE:** This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. 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.

286.0105  
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, 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 25-01071P

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 office 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 25-01074P

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.

Jason Greenwood  
District Manager  
May 30, 2025 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  
May 30, 2025 25-01080P

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, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 23rd day of May, 2025.  
Reese Asher Balavage  
May 30, 2025 25-01081P

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 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 25-01086P

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 25-01087P

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.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.

May 30, 2025 25-01084P

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 25-01083P

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 Rocooco 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 verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Sean Craft  
District Manager  
May 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) / 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

25-01076P

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  
May 30, 202525-01082P

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

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, 202525-01069P

FIRST INSERTION

NOTICE OF PUBLIC SALE: PETE'S TOWING AND RECOVERY gives notice that on 06/10/2025 at 10:00 AM the following vehicle(s) may be sold by public sale at [AUCTION LOCATION] to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 2G1WB5E34G1184399 2016 CHEV  
May 30, 202525-01079P

--- 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 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 30, 2025.

Personal Representative:  
ILISA N. FARRELL-ERICSSON  
505 South Bench St.  
Galena, IL 61036  
Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
May 30; June 6, 202525-01066P

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 SERVICE 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 FOREVER 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  
E-mail:  
michael@mytampalawgroup.com  
May 30; June 6, 202525-01068P

FIRST INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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.bmcavoy@ralaw.com  
May 30; June 6, 202525-01089P

FIRST INSERTION

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 ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ANTONIA TORRES LAWRENCE, deceased, File Number 25-CP-371, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Room 316, New Port Richey, Florida 34654; that the decedent'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:

Name	Address
RITA I. RIVERA SANTIAGO	

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

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 AGNES 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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 section 732.221, 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 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 32904  
321-953-5998  
evetravis@ABWLegal.com  
May 30; June 6, 202525-01057P

FIRST INSERTION

4543 Esperanza Court Wesley Chapel, FL 33543 THE ANTONIA T. LAWRENCE REVOCABLE LIVING TRUST DATED 12/10/2014 Rita I. Rivera Santiago, Successor Trustee 4543 Esperanza Court Wesley Chapel, Florida 33543 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-814 IN RE: ESTATE OF ROBERT COLLIGAN AKA ROBERT J. COLLIGAN 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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.

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, 202525-01088P

FIRST INSERTION

4543 Esperanza Court Wesley Chapel, FL 33543 THE ANTONIA T. LAWRENCE REVOCABLE LIVING TRUST DATED 12/10/2014 Rita I. Rivera Santiago, Successor Trustee 4543 Esperanza Court Wesley Chapel, Florida 33543 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no

FIRST INSERTION

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

The personal representative 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. 732.221, 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@siegcoleglaw.com  
Secondary E-Mail:  
eservice@siegcoleglaw.com  
May 30; June 6, 202525-01067P

Q&A

What is a public notice?

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

LVB237\_V9







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 cen-

tral 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 County  
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@jppfirm.com  
Secondary: sheadam@jppfirm.com  
Attorneys for Plaintiff  
www.jpfirm.com  
May 30; June 6, 13, 20, 2025  
25-01061P

FIRST INSERTION	
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.:</b> <b>2024CA001305CAAXWS</b> <b>CITY OF NEW PORT RICHEY, Plaintiff, v.</b> <b>THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL PREPSEATIVES, 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, Defendant(s),</b> TO: DAVID DELGADO, GABYANA RODRIGUEZ-VELEZ, JADA RODRIGUEZ-VELEZ, MARITZA VELEZ, PABLO DEJESUS, ROSARIO RODRIGUEZ-VELEZ, TATIANA RODRIGUEZ-VELEZ 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, to wit: 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 DEFENDANT FOR THE RELIEF DEMAND-ED IN THE COMPLAINT OR PETITION. 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 accomodate 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

OFFICIAL  
COURTHOUSE  
WEBSITES

123 1

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

LV20890\_V5

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.:</b> <b>2022CA000023CAAXWS</b> <b>PLANET HOME LENDING, LLC Plaintiff(s), vs.</b> <b>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).</b> 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 RECORDS 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. Ad-	min. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 21-007571-1 May 30; June 6, 2025 25-01062P

FIRST INSERTION	
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2025CA001232CAAXWS</b> <b>Wells Fargo Bank, N.A. Plaintiff, vs.</b> <b>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.</b> TO: 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 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: 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. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED on May 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	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. DATED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida: LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before JUNE 30TH, 2025, and file the original with the clerk of this court either before service on the plaintiff's

FIRST INSERTION	
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2025CA001342CAAXWS</b> <b>Fifth Third Bank, National Association Plaintiff, vs.</b> <b>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.</b> 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, Florida: TRACT 135, PARK.WOOD ACRES SUBDIVISION, UNIT 1, UNRECORDED, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA: 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 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 2,125.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 59 MINUTES 56 SECONDS 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 MINUTES 56 SECONDS WEST, A	DISTANCE OF 100.0 FEET, THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS EAST A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH 1980 DOUBLE 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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED on May 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

FIRST INSERTION	
<b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION <b>CASE NO.:</b> <b>2025CA000275CAAXWS</b> <b>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.</b> <b>DANIEL A. MARTELL, et al., Defendants.</b> TO: UNKNOWN SPOUSE OF DANIEL A. MARTELL; 6311 WESTPORT DR PORT RICHEY, FL 34668-3657 YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida: LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before JUNE 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 (SEAL) Deputy Clerk: Haley Joyner SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff May 30; June 6, 2025 25-01063P

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.

Q&A

LV8207\_V25



--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 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 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 services.  
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 28 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 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 services.  
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  
Ref# 11472  
May 30; June 6, 2025 25-01090P

Q&A

Q

How much do legal notices cost?

A

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).  
  
The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT

[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

LV18237\_V14

W

U

N

D

E

R

E

S



Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business

Observer

LV20906\_V27

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

The District 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 the reports identified above.

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

Proposed Debt Assessments

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

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
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 hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

RESOLUTION 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 PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the 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 assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt 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 DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also

on file and available for public inspection at the same location.

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

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

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

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

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

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

NOTICE OF PUBLIC HEARINGS

DATE:	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 with the District Secretary.

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

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

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

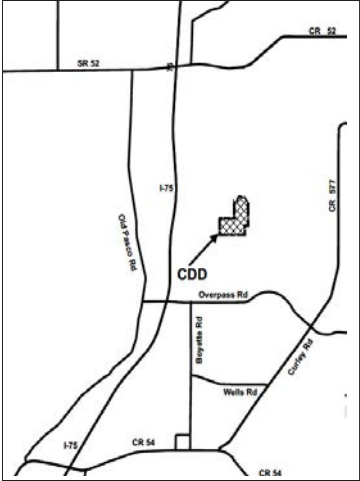
12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

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

Attest:  
/s/ /s/ Chesley E Adams, Jr.  
Secretary/Assistant Secretary

KENTON COMMUNITY DEVELOPMENT DISTRICT  
/s/ Michel Regignano  
Chair of the Board of Supervisors

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



May 23, 30, 2025

25-01050P



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](http://www.floridapublicnotices.com).

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







---

ESTATE

---

<div>SECOND INSERTION</div> <div>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.</div> <div>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 below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>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, 202525-01029P</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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 personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>Personal Representative: SUSANNE BRUCE 7545 Blackberry Drive Naples, Florida 34114 Attorney for Personal Representative JENNY SCAVINO SIEG, ESQ. Attorney Florida Bar Number: 0117285 SIEG &amp; COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@sieglelaw.com Secondary E-Mail: eservice@sieglelaw.com May 23, 30, 202525-01009P</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000417 IN RE: ESTATE OF RICHARD JOSEPH WEED Deceased.</div> <div>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 below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>Personal Representative: JEFFREY R. WEED 3428 Brick Bat Road Williamsburg, Virginia 23188 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, 202525-01028P</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>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, 202525-01043P</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>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 &amp; Mancini, P.A. 10028 State Road 52 Hudson, FL 34669 Telephone: (727) 857-9400 May 23, 30, 202525-01054P</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is May 23, 2025.</div> <div>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@nhh-law.com Secondary Email: jrivera@nhh-law.com May 23, 30, 202525-01044P</div>
--	--	--	---	--	--

<div>SECOND INSERTION</div> <div>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.</div> <div>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 addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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,</div>	<div>SECOND INSERTION</div> <div>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: May 23, 2025.</div> <div>Personal Representative: Mary Flaherty 2934 Westmoreland Court New Port Richey, Florida 34655 Attorney for Personal Representatives: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 WILLIAMS &amp; 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, 202525-01055P</div>
---	--

Q

Are internet-only legal notices sufficient?

A

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

Q&A

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](#)  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

BY KEVIN J. VES







---

TAX DEEDS

---

SECOND INSERTION
<b>Notice of Application for Tax Deed 2025XX000030TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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
<b>Notice of Application for Tax Deed 2025XX000038TDAXXX</b> 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 149 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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
<b>Notice of Application for Tax Deed 2025XX000039TDAXXX</b> 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 follows: 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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
<b>Notice of Application for Tax Deed 2025XX000034TDAXXX</b> 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: 21-25-17-014R-23300-0330 MOON LAKE NO 14 R/P MB 6 PGS 47, 48 LOTS 33, 34 BLK 233 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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 25-00994P

SECOND INSERTION
<b>Notice of Application for Tax Deed 2025XX000036TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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
<b>Notice of Application for Tax Deed 2025XX000040TDAXXX</b> 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 property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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 25-01000P

SECOND INSERTION
<b>Notice of Application for Tax Deed 2025XX000037TDAXXX</b> 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 ADDITION 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 N00DEG 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 47'43"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 PURPOSES AKA PCL 7 Name(s) in which assessed: BILLIE JO DESKINS 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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 25-00997P

SECOND INSERTION
<b>Notice of Application for Tax Deed 2025XX000041TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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
<b>Notice of Application for Tax Deed 2025XX000031TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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
<b>Notice of Application for Tax Deed 2025XX000043TDAXXX</b> 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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

---
ESTATE
SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>Case No.: 2025CP000679CPAXES</b> <b>Division Probate</b> <b>IN RE: Estate of</b> <b>ELAINE LUCE LEADBETTER,</b> <b>a/k/a ELAINE L. LEADBETTER,</b> <b>a/k/a ELAINE LEADBETTER,</b> <b>Deceased.</b> 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 representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 23, 2025. <b>Personal Representative:</b> <b>MARK L. LEADBETTER</b> 6209 Forest Lake Drive Zephyrhills, FL 33540 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: <a href="mailto:seth@sethmannlaw.com">seth@sethmannlaw.com</a> Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 May 23, 30, 2025 25-01005P

SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 51-2025-CP-000738-W5</b> <b>IN RE: ESTATE OF</b> <b>BLAIR MICHAEL BRANNOCK</b> <b>a/k/a BLAIR M. BRANNOCK</b> <b>Deceased.</b> The administration of the estate of Blair 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 addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 23, 2025. <b>Personal Representative:</b> <b>Rachael Ann Brannock</b> 5500 Clipper Court New Port Richey, Florida 34652 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: <a href="mailto:ryan@flprobatetrustlaw.com">ryan@flprobatetrustlaw.com</a> Secondary E-Mail: <a href="mailto:stacey@flprobatetrustlaw.com">stacey@flprobatetrustlaw.com</a> May 23, 30, 2025 25-01012P

SECOND INSERTION
<b>Notice of Application for Tax Deed 2025XX000044TDAXXX</b> 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 follows: 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 <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , 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

SUBSCRIBE TO

THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

Business Observer

50

SAVE TIME



Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication



---

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 administraction 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's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 23, 20255.

**Personal Representative:**  
**DENISE GAMBALE**  
7735 Sagebrush Dr.  
Port Richey, FL 34688  
Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
May 23, 30, 202525-01006P

SECOND INSERTION

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

The name 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 unmaturred, 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 unmaturred, 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 AFTER 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  
Fla. Bar # 997791  
May 23, 30, 202525-01023P

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 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 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, 202525-01008P

SECOND INSERTION

**NOTICE TO CREDITORS**  
(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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 23, 20255.

**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, 202525-01030P

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's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 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, 202525-01007P

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 MCCARTHY Deceased.**

The administration of the estate of Joseph Michael McCarty a/k/a Joseph M. McCarty a/k/a Joseph McCarthy, 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

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 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:**  
**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  
May 23, 30, 202525-01010P

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**  
**David T. McCarty**  
10816 Woodland Drive  
Hudson, Florida 34669  
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, 202525-01026P

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 Deceased.**

The administraction 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, 202525-01011P

SECOND INSERTION

**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 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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: May 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, 202525-01024P

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, 2025.

**Personal Representative:**  
**/s/Elisa Scott**  
**Elisa Scott**  
276 Parker Hill Rd.  
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, 202525-01025P

Q&A

**Who benefits from legal notices?**

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

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

05/18/2025



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 unknown

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 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.

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 S00DG 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 PER REP 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 JUDICIAL 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, FLORIDA STATUTES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR 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 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.

DATED

Nichole Alvarez/Sowles

CLERK OF THE COURT

Deputy Clerk

May 23, 30; June 6, 13, 2025

25-01048P

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 1372 PG 656

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

25-00987P

LV20906\_V11

SAVE TIME

Email your Legal Notice

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

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 Statute 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 Kev-in 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-in

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: 25-24-21-0020-00000-0180 AUTON WOODS PB 21 PG 1 LOT 18 EXCEPT THAT PORTION THEREOF LYING WITHIN AUTON 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 year 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

Name(s) in which assessed: 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

Deputy Clerk

May 23, 30; June 6, 13, 2025

25-00988P

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 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

Dated: 5/12/25

CLERK OF THE CIRCUIT COURT SEAL

Deputy Clerk

May 16, 23, 30; June 6, 2025

25-00968P

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 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

25-00891P

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 and

IN RE: THE MATTER OF THE ADOPTION OF BROOKE BRIANNA LAIRD, DOB: 06/24/2019

MINOR CHILD.

TO: STEVEN MICHAEL LENTZ

110 W TARPON AVE

TARPON SPRINGS, FL 34689

YOU ARE HEREBY NOTIFIED that an action for Termination of Parenting Rights for the Proposed Adoption of a Minor Child has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KERYA L. KOEUT, ESQUIRE, Petitioner's attorney, whose address is 5625 Central Avenue, St. Petersburg, FL 33710, on or before 6-2-2025, and file the original with the Clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Ave., Dade City, FL 33523, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 5/12/25

CLERK OF THE CIRCUIT COURT SEAL

Deputy Clerk

May 16, 23, 30; June 6, 2025

25-00968P

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

25-00984P

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. 2.065.

DUE ON OR BEFORE JUNE 16TH, 2025

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

Dated: May 14, 2025

NICHOLE "NIKKI" ALVAREZ-SOWLES

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

As Deputy Clerk

Frank Charles Miranda, PA

Attorney for Plaintiff

3226 W. Cypress St.

Tampa, FL 33607

May 16, 23, 30; June 6, 2025

25-00975P

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 39 OR 1235 PG 1949 OR 9276 PG 1294

Name(s) in which assessed: ANITA M ROESCH RYAN TATE ANITA M MANCINI

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

25-00985P

Q&A

Who benefits from legal notices?

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

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

ALVAREZ\_003

LV/8237\_034