

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the SageBrush Community Development District on Tuesday, July 8, 2025, at 9:00 a.m. at Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

In accord with Chapter 190, Florida Statutes, the SageBrush Community Development District (“the District”) hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer on May 30, 2025.

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 the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, 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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twentyone (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: July 8, 2025
TIME: 9:00 a.m.
PLACE: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, Florida 33558

A request for a public hearing on the District’s intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, and received within twentyone (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-933-5571 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, Debby Bayne-Wallace, via email at dbwallace@rizzetta.com or by calling 813-933-5571.

SageBrush Community Development District
Debby Bayne-Wallace, District Manager
June 6, 2025 25-01097P

FIRST INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Silverado Community Development District (“District”) will hold a Regular Meeting on June 16, 2025 at 5:00 p.m., at The Genesis Center, 38112 15th Ave., Zephyrhills, Florida 33542 to consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law 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 by contacting the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 during normal business hours or by visiting the District’s website, https://www.silveradocdd.org/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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
June 6, 2025 25-01098P

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 Property Lending Group located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of May, 2025.
David Temko
June 6, 2025 25-01101P

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 Military Lending Pros located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of May, 2025.
David Temko
June 6, 2025 25-01100P

FIRST INSERTION

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Wiregrass II Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33634, in an envelope marked on the outside “Auditing Services, Wiregrass II Community Development District” (or by email to SCraft@rizzetta.com). Proposals must be received by 12:00 p.m. on June 30, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
June 6, 2025 25-01125P

FIRST INSERTION

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Towns at Woodsdale Community Development District (“District”) will hold a Regular Meeting on June 13, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 for the purpose of considering any business which may properly come before the Board.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District’s website, https://townsatwoodsdalecdd.net/.

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

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

District Manager
June 6, 2025 25-01128P

FIRST INSERTION

WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors (“Board”) of the Westwood of Pasco Community Development District (“District”) will hold a Regular Meeting on June 13, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 for the purpose of considering any business which may properly come before the Board.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District’s website, https://westwoodofpascoedd.net/.

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

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

District Manager
June 6, 2025 25-01129P

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 Clog Patrol located at 26246 Wesley Chapel blvd unit 37 in the City of Lutz, Pasco County, FL 33559 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of June, 2025.
Abigail Brownell
June 6, 2025 25-01104P

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 Early Academy located at 12830 Shady Hills Rd. in the City of Spring Hill, Pasco County, FL 34610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of June, 2025.
Susan Gainer
June 6, 2025 25-01127P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, *Florida Statutes*, the Harvest Hills South 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 will 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 is to provide for efficient and effective District operations and to ensure compliance with Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2023). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2023).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.

District Manager
Harvest Hills South Community Development District
June 6, 2025 25-01147P

FIRST INSERTION

ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Estancia at Wiregrass Community Development District (“District”) Board of Supervisors (“Board”) will conduct the following attorney-client sessions during its regular board meeting:

Attorney-Client Session
June 17, 2025, at 6:00 p.m.
4000 Estancia Boulevard
Wesley Chapel, Florida 33543

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Estancia at Wiregrass Community Development District v. SSS Down to Earth Opco LLC f/k/a Vivicon Inc., Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024-CA-000920. The following persons are anticipated to be in attendance at the attorney-client session: Tami Taylor, Keith Pringle, Karl Reimensperger, Luke Richardson, Randy Garrison, Richard McGrath, Ryan Weeks Michael Eckert, Kubra Metin, and a court reporter. The attorney-client session is expected to last approximately thirty minutes.

The regular board meeting begins at 6:00 p.m. on the same date and at the same location and will continue after the attorney-client session for the purpose of considering any business of the District. The board 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 the meeting may be obtained from the District Manager, Governmental Management Services, 4648 Eagle Falls Place, Tampa, FL 33619, Phone (813) 344-4844 Ext.109.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (813) 344-4844 Ext.109. 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), who can aid you in contacting the District Office.

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

Estancia at Wiregrass CDD
Richard McGrath, District Manager
June 6, 2025 25-01148P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Steven Simons / TAMPA BAY UNITED, INC. will engage in business under the fictitious name TBU WESLEY CHAPEL, with a physical address 4264 EPIC COVE LAND O LAKES, FL 34638, with a mailing address 4264 EPIC COVE LAND O LAKES, FL 34638, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 6, 2025 25-01099P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 24, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line June 13, 2025, at 6:00am and ending June 24, 2025, at 12:00pm to satisfy a lien for the follow unit (s).

Unit (s) contain general household goods.
Name Unit
Alysha E. Chappell 143
Duncan M. Hanson 7
June 6, 13, 2025 25-01130P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/09/2025 at 08:15 AM the following vehicle(s) may be sold at public sale at 1444 ALT 19, HOLIDAY, FL 34691 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.
1HGCY2F79SA016802
2025 HOND
2C3CDZFJXPH593656
2023 DODG
The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:
Lienor Name: WEST COAST COLLISION CENTER
Lienor Address: 1444 ALT 19, HOLIDAY, FL 34691

Lienor Telephone #: 727-937-5196
MV License #: MV701
Location of Vehicles: 1444 ALT 19, HOLIDAY, FL 34691
The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.
June 6, 2025 25-01123P

PUBLISH YOUR LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER ON THE DIGITAL FRONT

Business Observer

6/20/25, 9:10P

SAVE TIME

LV20906_V11

Email your Legal Notice

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

--- PUBLIC SALES ---

FIRST INSERTION
<div><div>BEXLEY</div><div>COMMUNITY DEVELOPMENT DISTRICT</div><div>REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS</div><div>Landscape & Irrigation Maintenance Services</div><div>Pasco County, Florida</div></div>

Bexley Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Bexley Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Wednesday, June 11, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. John Toborg can be reached by email at jtoborg@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, June 13, 2025, at 1:00 p.m. (EST) at the Bexley Clubhouse, 16950 Vibrant Way, Land O’Lakes, Florida 34638. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above until Wednesday, June 18, 2025, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Wednesday, July 23, 2025, at 6:00 p.m. (EST) at the Bexley Clubhouse, 16950 Vibrant Way, Land O’Lakes, Florida 34638. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Toborg at jtoborg@rizzetta.com, and Alyssa Wilson at alyssa.wilson@kutackrock.com, no later than Monday, June 23, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, June 24, 2025.

A District meeting to open the proposals will be held at 9:00 a.m. (EST) on Tuesday, July 1, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 9:00 a.m. (EST) on Tuesday, July 1, 2025, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: John Toborg. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Bexley Community Development District
Mr. Wesley Elias, District Manager (welias@rizzetta.com)
June 6, 2025

25-01151P

FIRST INSERTION
<div><div>NOTICE OF PUBLIC SALE</div><div>United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on June 24th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.</div><div>U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM</div><div>B186 Robert Higley</div><div>B121 Feras Saad</div><div>B200 Dana Van Bemden</div><div>Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668</div><div>D8 Annette Scarcella</div><div>F259 Darren Smith</div><div>Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541</div><div>J6 Rebecca Alexander</div><div>C86 William Barker</div><div>F27 John Bueno</div><div>H19 Kathy Harrison</div><div>F7 Michelle Young</div><div>R0005 Coachman Class A Catalina</div><div>322QBXL</div></div>
June 6, 13, 2025
25-01122P

FIRST INSERTION
<div><div>NOTICE OF PUBLIC SALE</div><div>NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 24, 2025, for Castle Keep Mini Storage at www.StorageTreasures.com - bidding to begin on-line June 13, 2025, at 6:00am and ending June 24, 2025, at 12:00pm to satisfy a lien for the follow unit (s).</div><div>NameUnit</div><div>Lawrence C. LoweG060</div></div>
June 6, 13, 2025
25-01150P



FIRST INSERTION
<div><div>NOTICE OF ADMINISTRATION</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.</div><div>PROBATE DIVISION</div><div>Case No. 2025CP000550CPAXWS</div><div>IN RE: ESTATE OF WILLIAM JOSEPH DARE, Deceased.</div></div> <div><p>The administration of the estate of WILLIAM JOSEPH DARE, deceased, 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 estate is testate.</p><p>The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer – client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.</p><p>Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.</p><p>A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived.</p><p>An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201–732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.</p><p>Personal Representative: /s/ Joan P. Dare Joan P. Dare Attorney For Personal Representative: /s/ Alexis B. Diaz Alexis Bucelo Diaz, Esq. BUCELO DIAZ LAW PLLC Attorney for Petitioner 2645 Executive Park Drive, Suite 643 Weston, FL 33331 Telephone: (954) 399-1910 Email Address: adiaz@bucelodiaz.com Florida Bar No. 86918</p></div>
June 6, 13, 2025
25-01134P

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

FIRST INSERTION
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-894</div><div>IN RE: ESTATE OF CHARLOTTE H. HERRING, Deceased.</div></div>

The administration of the estate of CHARLOTTE H. HERRING, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 6, 2025.

Signed on this 15th day of May, 2025,

JAMES J. HERRING
Personal Representative
8727 Helmsly Lane
Hudson, FL 34667
Wayne R. Coulter
Attorney For Personal Representative
Florida Bar No. 114585
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Email: info@delzercoulter.com
June 6, 13, 2025

25-01138P

FIRST INSERTION
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.</div><div>PROBATE DIVISION</div><div>Case No.</div><div>2025CP000550CPAXWS</div><div>IN RE: ESTATE OF WILLIAM JOSEPH DARE, Deceased.</div></div>

The administration of the estate of WILLIAM JOSEPH DARE, deceased, who was found deceased on February 27, 2025, 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

FIRST INSERTION
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File Number 25-CP-000909</div><div>IN RE: ESTATE OF STEPHEN M. TAYLOR, Deceased.</div></div>

The administration of the estate of STEPHEN M. TAYLOR, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Attn: Probate Department, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney is 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 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.

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 sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

ALL CLAIMS NOT 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 June 6, 2025.

ANTHONY A. TAYLOR
Personal Representative
817 Flyod Street
Fleming Island, Florida 32003
Lexy M. Bubley, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
June 6, 13, 2025

25-01133P

FIRST INSERTION
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.</div><div>PROBATE DIVISION</div><div>Case No.</div><div>2025CP000550CPAXWS</div><div>IN RE: ESTATE OF WILLIAM JOSEPH DARE, Deceased.</div></div>

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.

FIRST INSERTION
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025CP000585CPAXWS</div><div>IN RE: ESTATE OF LAURA LOUISE BALLARD Deceased.</div></div>

The administration of the estate of Laura Louise Ballard, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave # 106D, 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. 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 June 6, 2025.

Personal Representative:
Wade Ward
12826 Denton Ave.
Hudson, Florida 34677
/s/ Amanda O. Singleton
Amanda O. Singleton Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 755-4316
E-Mail: amanda@singletonlegal.com
June 6, 13, 2025

25-01120P

dent'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.

The date of first publication of this notice is June 6, 2025

Personal Representative:
/s/ Joan P. Dare
Joan P. Dare
/s/ Alexis B. Diaz
Alexis Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
Attorney for Petitioner
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address:
adiaz@bucelodiaz.com
Florida Bar No. 86918
June 6, 13, 2025

25-01135P

FIRST INSERTION
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-000813-WS</div><div>IN RE: ESTATE OF TERRY LEE SMITH Deceased.</div></div>

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: June 6, 2025.

Personal Representative:
s/Donna Marie Smith
DONNA MARIE SMITH
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
June 6, 13, 2025

25-01121P

ESTATE

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-000978WS In Re The Estate Of: DOUGLAS COX, Deceased	NOTICE TO CREDITORS IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION FILE NO.: 512025CP000646CPAXES IN RE: JEREMY MICHAEL BECK Deceased.
The administration of the estate of DOUGLAS COX, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the estate of JEREMY MICHAEL BECK, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 512025CP000646CPAX-ES; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523.
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 names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	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.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	The personal 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 section 732.2211.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.	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 date of first publication of this notice is June 6, 2025.	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.
Personal Representative: KELLY COX - PR 673 Lake Ridge Dr, South Elgin, IL 60177 Attorney for Personal Representative: LAW OFFICES OF STEVEN K. JONAS, P.A. 4914 State Road 54 New Port Richey, Florida 34652 (727) 846-6945; Fax (727) 846-6953 email: sjonas@gulfoastlegalcenters.com jnew@gulfoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180 June 6, 13, 202525-01142P	Personal Representative JUSTIN BECK Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire JUSTIN BECK Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: service@linslawgroup.com June 6, 13, 202525-01149P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2025-CP-000855-WS IN RE: ESTATE OF KEITH A. LARSEN a/k/a KEITH LARSEN Deceased.	Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
The administration of the estate of Keith A. Larsen a/k/a Keith Larsen, deceased, whose date of death was March 7, 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 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 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 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,	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: June 6, 2025.
	Personal Representative: Pamela C. Larsen 6721 Hone Street New Port Richey, Florida 34653 Attorney for Personal Representatives: Ryan A. Doddridge, Esq. Attorney Florida Bar Number: 74728 WILLIAMS & DODDRIDGE PA 6337 Grand Boulevard New Port Richey, Florida 34652 Telephone: (727) 846-8500 Fax: (727) 848-2814 E-Mail: ryan@flprobatetrustlaw.com Secondary E-Mail: stacey@flprobatetrustlaw.com June 6, 13, 202525-01139P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000840CPAXWS IN RE: ESTATE OF Karen A. Hale Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-876 IN RE: ESTATE OF PATRICIA M. KUNKEL aka PATRICIA KUNKEL Deceased.
The administration of the estate of Karen A. Hale, deceased, whose date of death was March 27th, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the estate of Patricia M. Kunkel, also known as Patricia Kunkel, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	All 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 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.	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.	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.	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: June 6th, 2025.	The date of first publication of this notice is: June 6, 2025.
Personal Representative: Roxanna Micciche 7230 Red Oak Loop New Port Richey, FL 34654 Russell R. Winer Attorney at Law Attorneys for Personal Representative 1017 9th Ave N St Petersburg, FL 33705 Telephone: (727) 821-4000 Florida Bar No. 517070/523201 Email Addresses: rw@inherit-Florida.com June 6, 13, 202525-01140P	Alicia M. Kieffer Personal Representative 1540 Little Mountain Road Bethel, PA 19507 Rebecca Bell Attorney for Personal Representative Email Addresses: rebecca@delzercoulter.com Florida Bar No. 0223440 7920 US-19 Highway Port Richey, FL 34668 Telephone: (727) 848-3404 June 6, 13, 202525-01137P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000866CPAXES IN RE: ESTATE OF DEBORAH LEILANI CARYER A/K/A DEBORAH CARYER, Deceased.	Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
The administration of the Estate of Deborah Leilani Caryer a/k/a Deborah Caryer, deceased, whose date of death was February 27, 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 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 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 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,	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 June 6, 2025.
	Personal Representative: Jonathan Caryer 7707 E. 25th Avenue Tampa, Florida 33619 Attorney for Personal Representative: Ashly Mae Guernaccini Florida Bar Number: 1022329 AT CAUSE LAW OFFICE, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com June 6, 13, 202525-01118P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-852 IN RE: ESTATE OF STEVE C. BURTON Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP000174CPAXES IN RE: ESTATE OF AMIR SHAHEED ABDUR-RAHIM, Deceased.
The administration of the estate of Steve C. Burton, deceased, whose date of death was March 9, 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.	The administration of the estate of AMIR SHAHEED ABDUR-RAHIM, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523. 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 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 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.
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: June 6, 2025.	The date of first publication of this notice is June 6, 2025.
Patty Lynn Burton Personal Representative 5560 Frances Avenue New Port Richey, FL 34653 Rebecca Bell Attorney for Personal Representative Email Addresses: rebecca@delzercoulter.com Florida Bar No. 0223440 7920 US-19 Highway Port Richey, FL 34668 Telephone: (727) 848-3404 June 6, 13, 202525-01136P	Personal Representative: ARIANNE ELIZABETH BUCHANAN ABDUR-RAHIM 28787 Corbara Place Wesley Chapel, FL 33543 Attorneys for Personal Representative: JEREMY T. WARE, ESQUIRE Email Address: jeremy.ware@agg.com Florida Bar No. 11470 Arnall Golden Gregory LLP 171 17th Street NW, Suite 2100 Atlanta, GA 30363-1031 Telephone: (404) 873-7006 MICHAEL L. VAN CISE, ESQUIRE Email Address: michael.vancise@agg.com Florida Bar No. 98818 Arnall Golden Gregory LLP 171 17th Street NW, Suite 2100 Atlanta, GA 30363-1031 Telephone: (404) 873-8790 June 6, 13, 202525-01117P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2025CO000442CPAXES IN RE: ESTATE OF ALBERT ROSEBURY MANDER, JR., Deceased.	736 Grant Street SE Atlanta, GA 30315 Attorney for Personal Representative GENTRY MANDER, ESQ. Florida Bar Number: 0116574 736 Grant Street SE Atlanta, GA 30315 (352) 424-0535 gentry.mander@gmail.com June 6, 13, 202525-01141P
The administration of the Estate of Al-	
bert Rosebury Mander, Jr., deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	
All creditors of the decedent and oth-	
er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	
All other creditors of the de-	
cedent 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 OF MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is June 6th, 2025.	
GENTRY ELIZABETH MANDER, Personal Representative	

FIRST INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2025CA001326CAAXES U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA BROCKMAN A/K/A LINDA S. WOODS, DECEASED, et. al. Defendant(s),</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,</p>	<p>CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA BROCKMAN A/K/A LINDA S. WOODS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>ONE ACRE SQUARE IN THE SE CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 22, TOWNSHIP 26, RANGE 21, OF PASCO COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 26, RANGE 21, RUN WEST 210.0</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CA-003039 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. RICHARD TOMASELLO, et al., Defendants.</p> <p>NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on July 9, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:</p> <p>Lot 21, Block 22, FLOR-A-MAR SECTION C-9 FIRST ADDITION, according to the plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Pasco County, Florida.</p> <p>Property Address: 3553 Seaway Drive, New Port Richey, FL 34652</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p>	<p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 29th day of May, 2025.</p> <p>TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188</p> <p>Attorneys for Plaintiff</p> <p>OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201</p> <p>June 6, 13, 202525-01115P</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA, CIVIL ACTION</p> <p>CASE NO.: 2024CC006654CCAXES SANDALWOOD MOBILE HOME COMMUNITY HOA, INC Plaintiff vs. UNKNOWN SUCCESSOR TRUSTEE OF THE GEORGE H. OWENS, SR. LIVING TRUST , et al Defendant(s)</p> <p>TO: Unknown Successor Trustee of The George H. Owens, Sr. Living Trust; Unknown Beneficiaries of The George H. Owens, Sr. Living Trust, , AND, IF A NAMED DEFENDANT IS DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS LAST KNOWN RESIDENCE IS:</p> <p>Unknown Successor Trustee of the George H. Owens, Sr. Living Trust 36135 Primrose Lane Zephyrhills, FL 33541</p> <p>Unknown Beneficiaries of The George H. Owens, Sr. Living Trust 36135 Primrose Lane Zephyrhills, FL 33541</p> <p>PRESENT RESIDENCE IS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action to foreclose a lien on the following property in PASCO County, Florida:</p> <p>Lot 165 Sandalwood Mobile Horne Community, as per the</p>	<p>plat thereof recorded in Plat Book 23 at Pages 149 & 150 of the Public Record of Pasco County, Florida.</p> <p>Together with a 1987 Fleetwood Mobile Home ID# LFLBA2BG263309632 and ID# LFLBA2AG263309632</p> <p>has been filed against you. You are required to file written defenses with the clerk of the court and to serve a copy within thirty (30) days after the first publication on or before JULY 7, 2025 of this notice on Plaintiff's attorney, Anne M. Malley, P.A., 36739 State Road 52, Suite 105 Dade City, FL 33525, otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and seal of this Court on May 29, 2025</p> <p>Nikki Alvarez, Sowles Pasco County Clerk & Comptroller Clerk of the Court (SEAL) By Shakira Ramirez Pagan As Deputy Clerk</p> <p>Anne M. Malley, P.A. 36739 State Road 52, Suite 105 Dade City, FL 33525</p> <p>June 6, 13, 202525-01109P</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No. 2022-CA-001384 UMPQUA BANK, Plaintiff, v. M&M CONSTRUCTION INVESTMENTS INC., M&M CONSTRUCTION INVESTMENTS II INC. and MARK DOUGLAS Defendants.</p> <p>NOTICE IS GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on the 21st day of Febrnary, 2025 in Case No. 2022-CA-001384 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein judgment was entered in favor of Plaintiff, UMPQUA BANK, an Oregon state chartered bank, Nikki Alvarez-Sowles, Clerk of Court for Pasco County, will sell to the highest and best bidder or bidders for cash at the foreclosure sale be conducted in an online sale at http://www.pasco.realforeclose.com, on Monday, July 21, 2025 at 11:00 A.M., the following described property:</p> <p>LOT 41, WEST PASCO INDUSTRIAL PARK-PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 58, 59 AND 60, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SITUATE IN THE COUNTY OF PASCO, STATE OF FLORIDA.</p>	<p>FEET, NORTH 210.0 FEET, EAST 210.0 FEET, AND SOUTH 210.0 FEET TO THE POINT OF BEGINNING ALL BEING IN PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 7, 2025 / (30 days from Date of First Publication of this Notice) 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 filed herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 2024CC006444CCAXWS MITCHELL RANCH SOUTH HOMEOWNERS' ASSOCIATION, INC., Plaintiff, v. JOSEPH SILVA, JENNIFER SILVA, and UNKNOWN TENANT(S), Defendants.</p> <p>Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024CC006444CCAXWS the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Lot 36, as shown and set out on the Plat entitled "MITCHELL RANCH SOUTH PHASE II", recorded in Plat Book 79, Pages 81 through 84, of the Official Records of Pasco County, Florida.</p> <p>PARCEL ID NO.: 26-26-16-0060-00000-0360 ("Property")</p> <p>Property Address: 8636 Prairie Creek Drive, Trinity, Florida 34655</p>	<p>Address: 2721 Merchant Avenue, Odessa, FL 33556.</p> <p>Any person claiming an interest in the surplus, if any, other than the Property owner, as of the date of the Notice of Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.</p> <p>SHUMAKER, LOOP & KENDRICK, LLP Post Office Box 49948 Sarasota, Florida 34230-6948 (941) 366-6660; (941) 366-3999 Facsimile Attorneys for Plaintiff ajensen@shumaker.com (primary e-mail) ljackson@shumaker.com (secondary e-mail) alindsay-chin@shumaker.com (secondary e-mail) By: /s/Adria M Jensen Adria M. Jensen Florida Bar No. 011690 33132909vl</p> <p>June 6, 13, 202525-01146P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 51-2024-CA-002379-CAAX-WS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KATHERINE LIBERTY MAGRIPLIS; MAGNOLIA VALLEY CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF KATHERINE LIBERTY MAGRIPLIS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 26 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 2, BLOCK 26, MAGNOLIA VALLEY UNIT 6-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 12,13, AND 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 7619 SUMMERTREE LN, NEW PORT RICHEY, FL 34653</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS</p>	<p>AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 29 day of May 2025.</p> <p>By: /s/ Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02584</p> <p>June 6, 13, 202525-01107P</p>

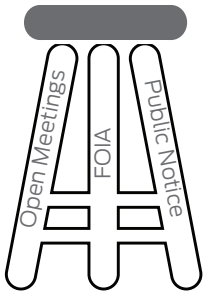
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 23-CC-003995 FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. DENISE KELLO, and VICTOR KELLO, Defendants.</p> <p>Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure and the Order On Plaintiff's Motion To Reschedule Foreclosure Sale entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 23-CC-003995 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:</p> <p>Lot 12 Block Q Meadow Oaks Parcel I & Q according to the Plat thereof, recorded in Plat Book 36 Pages 6 through 10, of the Public Records of Pasco County, Florida. ("Property")</p> <p>Property Address: 13203 Golf Ridge Place, Hudson, Florida 34669</p>	<p>proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 30th day of May 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857</p> <p>June 6, 13, 202525-01113P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 2024CC006444CCAXWS MITCHELL RANCH SOUTH HOMEOWNERS' ASSOCIATION, INC., Plaintiff, v. JOSEPH SILVA, JENNIFER SILVA, and UNKNOWN TENANT(S), Defendants.</p> <p>Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024CC006444CCAXWS the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Lot 36, as shown and set out on the Plat entitled "MITCHELL RANCH SOUTH PHASE II", recorded in Plat Book 79, Pages 81 through 84, of the Official Records of Pasco County, Florida.</p> <p>PARCEL ID NO.: 26-26-16-0060-00000-0360 ("Property")</p> <p>Property Address: 8636 Prairie Creek Drive, Trinity, Florida 34655</p>	<p>com/index.cfm Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>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 the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD 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.</p> <p>Dated this 30th day of May 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857</p> <p>June 6, 13, 202525-01112P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2024CA001749CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE; JASMINE LAKES CIVIC AND HOMEOWNERS ASSOCIATION, INC. F/K/A JASMINE LAKES CIVIC ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 17, 2025 and entered in Case No. 2024CA001749CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JASMINE LAKES CIVIC AND HOMEOWNERS ASSOCIATION, INC. F/K/A JASMINE LAKES CIVIC ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on June 23, 2025, the</p>	<p>following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 73, JASMINE LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 28th day of May 2025.</p> <p>By: /s/ Marc Granger, Esq. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00176 NML</p> <p>June 6, 13, 202525-01108P</p>

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

SECOND 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. 732.2211, Florida Statutes.

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

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

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

RALPH F. SBROGNA, SR.
Personal Representative
13675 Vanderbilt Drive, Unit 906
Naples, FL 34110
BRIAN V. MCAVOY
Attorney for Personal Representative
Florida Bar No. 0047473
Roetzel & Andress LPA
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34103
Telephone: (239) 649-6200
Email: bmcavoy@ralaw.com
Secondary Email:
serve.bmcavoy@ralaw.com
May 30; June 6, 2025 25-01089P

SECOND 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.

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

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

Personal Representative:
Dawn Colquhoun
1856 Tinsmith Cir.
Lutz, Florida 33559
Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
May 30; June 6, 2025 25-01068P

SECOND 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

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

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512025CP000825CPAXWS
Division J
IN RE: ESTATE OF
RICHARD L. WEWERS AKA
RICHARD LAVALLE WEWERS
Deceased.

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

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

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

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. 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-

SECOND 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, 2025 25-01066P

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

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

Person Giving Notice:
RITA I. RIVERA SANTIAGO
4543 Esperaza Court
Wesley Chapel, Florida 33543
Attorney for Person Giving Notice: S. Dresden Brunner
Attorney for Petitioner
Florida Bar Number: 121886
S. Dresden Brunner, P.A.
P.O. Box 111575
Naples, Florida 34108-0127
Telephone: (239) 580-8104
E-Mail:
dbrunner@dresdenbrunnerlaw.com
May 30; June 6, 2025 25-01065P

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

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

Person Giving Notice:
SUSAN M. CIANA
c/o Trinity Place ALF,
8684 State Road 54, Room 126
New Port Richey, Florida 34653
Attorney for Person Giving Notice
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
May 30; June 6, 2025 25-01067P

SECOND 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 BAR-BY HEIGHTS FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 AT PAGE 28OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray

SECOND 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 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Personal Representative:
CHRISTOPHER M. VIDOVIC
500 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, 2025 25-01057P

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
1 133-3737B
Ref# 11472
May 30; June 6, 2025 25-01090P

SECOND 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. 732.2211, Florida Statutes.

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

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

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

Signed on this 13th day of May, 2025.

CATHARINE M. WITTICH aka
KATHERINE WITTICH
Personal Representative
6 Watson Court
Edison, NJ 08820

Rebecca Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
karen@delzercoulter.com
Florida Bar No. 0223440
7920 US-19 Highway
Port Richey, FL 34668
(address)
Telephone: (727) 848-3404
May 30; June 6, 2025 25-01088P

Are there different types of legal notices?

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

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

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

VIEW NOTICES
ONLINE AT
Legals.Business
ObserverFL.com

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

LV20906_V11

SAVE TIME

Email your Legal Notice

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

--- ACTIONS / SALES ---

SECOND INSERTION

Affordable Secure Storage – Hudson Public Notice Notice of Sale

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

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

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

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000042TDAXXX

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

Certificate #: 1811552
Year of Issuance: 06/01/2019
Description of Property:
31-26-16-0120-00A00-0100
PAPPAS COLONY SUB PB 5 PG 4 THE SOUTH 140.00 FT OF THE FOLLOWING DESC: BEG AT SW COR OF LOT 9 BLOCK "A" TH ALG WLY BDY LINE OF PAPAS COLONY SUBDIVISION ALSO BEING THE ELY BDY LINE OF PAPAS COLONY SUB-DIVISION SECOND ADDITION PB 4 PG 62 TH NOIDEQ 21'42"E 245.00 FT TH S88DEG 38' 10"E (G) 22.10 FT TH S00DEG 22' 06"E 245.11 FT TO POINT ON THE SLY BDY LINE OF SAID LOT 9 BLOCK "A" TH N88DEG 38'18"W 29.50 FT TO POB OR 8127 PG 1074

Name(s) in which assessed:
LEE DEAN OVERMYER

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

May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025 25-01002P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000037TDAXXX

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

Certificate #: 2005651
Year of Issuance: 06/01/2021
Description of Property:
24-24-16-0050-00C00-0047
GULF COAST ACRES 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 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 25-00997P

THIRD INSERTION

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

Case No. 2025CC001581CCAXWS
APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the Florida No. 10921 Land Trust, Plaintiff, v. KAREN SHELTON, Defendant.
STATE OF FLORIDA
To: KAREN SHELTON
YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida:
Lot 493 HOLIDAY HILL ES-TATES UNIT FOUR, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 55, of the Public Records of Pasco County, Florida
More commonly known as 10921 Queens Rd, Port Richey, FL 34668

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

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000031TDAXXX

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

Certificate #: 1606707
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-17000-0110
MOON LAKE ESTATES UNIT 10 PB 5 PGS 128 TO 131 LOTS 11, 12 BLOCK 170 OR 3511 PG 1038
Name(s) in which assessed:
THE CARL E & PEARL H SCHULTZ TRUST
THE CARL E AND PEARL H SCHULTZ REVOCABLE TRUST
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025 25-00991P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000041TDAXXX

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

Certificate #: 1606728
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-18100-0400
BLK 181 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 40, 41 OR 1897 PG 768
Name(s) in which assessed:
ELIZABETH MARATEA
ELAINE TADE
JOAN COLLARO
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025 25-01001P

Email your Legal Notice
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

U2060A_V2

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000030TDAXXX

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

Certificate #: 1606701
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-16800-0190
MOON LAKE ESTATES UNIT 10 PB 5 PG 128 LOTS 19-22 INCL BLOCK 168 OR 6366 PG 1833
Name(s) in which assessed:
WE 5 LLC
BRIAN M PHELAN
REGISTERED AGENT

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

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

May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025 25-00990P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000029TDAXXX

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 #: 1606466
Year of Issuance: 06/01/2017
Description of Property:
09-25-17-0010-00K00-0250
MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 25 & 26 BLOCK K OR 963 PG 1484
Name(s) in which assessed:
DONALD J BODWELL
CAROL B BODWELL
PAUL G BODWELL JR
MARTHA L BODWELL
All of said property being in the County 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 25-00989P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000032TDAXXX

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

Certificate #: 1606923
Year of Issuance: 06/01/2017
Description of Property:
17-25-17-0020-00000-1110
MOON LAKE ESTATES UNRECORDED PLAT OF SECTION 17 THAT PART OF FOLLOWING DESC LYING IN SECTION 17 COM AT SW COR LOT 85 BLOCK 144 MOON LAKE ESTATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57' 35"W 710.24 FT FOR POB TH CONT N87DG 57' 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT 111 OR 3244 PG 657

Name(s) in which assessed:
MAE JORETTA ORWIG
EDGAR M ORWIG

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

May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025 25-00992P

SECOND INSERTION

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

SECOND 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

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000033TDAXXX

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

Certificate #: 1606750
Year of Issuance: 06/01/2017
Description of Property:
16-25-17-0020-00000-1110
MOON LAKE ESTATES UNRECORDED PLAT OF SECTION 16 THAT PART OF THE FOLLOWING DES LYING IN SECTION 16 COM AT SW COR OF LOT 85 BLOCK 144 MOON LAKE ESTATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57' 35"W 710.24 FT FOR POB TH CONT N87DG 57' 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT 111 OR 3244 PG 657

Name(s) in which assessed:
EDGAR M ORWIG
MAE JORETTA ORWIG

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

May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025 25-00993P

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

U2060A_V2

THIRD 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

THIRD 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

THIRD 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

THIRD 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.

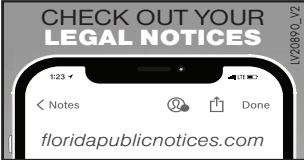
May 12, 2025

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

By: Denisse Diaz
Deputy Clerk

May 23, 30; June 6, 13, 2025

25-00987P



THIRD 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

THIRD 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

THIRD 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 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

PUBLISH YOUR LEGAL NOTICE

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

FOURTH 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, Plaintiff, 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

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000039TDAXXX

NOTICE IS HEREBY GIVEN, That SJL GAMING INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as 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 http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.

May 12, 2025

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

By: Denisse Diaz
Deputy Clerk

May 23, 30; June 6, 13, 2025

25-00999P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000036TDAXXX

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

Certificate #: 1607689

Year of Issuance: 06/01/2017

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

Name(s) in which assessed: BENNINGTON NATIONAL INC

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

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

May 12, 2025

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

By: Denisse Diaz
Deputy Clerk

May 23, 30; June 6, 13, 2025

25-00996P

FOURTH INSERTION

NOTICE OF ACTION

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

CIVIL DIVISION

Case No. 2025CA01088CAAXES

DESEDEMONA 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.

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000034TDAXXX

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

Certificate #: 1607112

Year of Issuance: 06/01/2017

Description of Property: 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 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

25-00994P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000040TDAXXX

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

Certificate #: 1606612

Year of Issuance: 06/01/2017

Description of Property: 10-25-17-0050-06500-0110 BLK 65 MOON LAKE NO 5 PB 4 PGS 84, 85 LOTS 11, 12 OR 9099 PG 2115

Name(s) in which assessed: GIUSEPPE MANNINO

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

Unless such certificate shall be redeemed according to the law, the 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

25-01000P

FOURTH INSERTION

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

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 108
19/8237 134