

## PASCO COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432

#### Time: 09:00 AM

Sale to be held at www.storagetreasures.com.

1176 - PAULUS, JOSHUA AARON; 1202 - Fowler, Rachel; 2200 - Saffold, Lena; 2218 - Honecker, Tina; 2233 - Olsson, 1147 - Prowell, Teresa; 1176 - PAULUS, JOSHUA AARON; 1182 - Daniels, Destiny; 1225 - Diaz, Victoria; 1228 - Myers, Marina; 1249 - Goff, James; 2116 - Gonzalez, Jose Rafael; 2255 - carey, Jeremiah; 2264 - Smith, Heather; 2286 - Backus, Robert; 3129 - Stampoulis, Patricia; 3147 - Schloss, Roxanne; 3158 - otten, Richard; 3205 - Gibson, Latosha; 3206 - Padilla, Barbara; 3235 - Stout,

Stephanie; 5005 - HURST, JOSEPH; 6001 - Bias, Ronald; 6003 - Bias, Ronald; 7026 - Davis, Daniel PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376

Sale to be held at www.storagetreasures.com.

01067 - Gayle, Clara; 01072 - Rush, LaShawn; 01091 - Griffin, Jeffrey; 01097 - Belger, Sonny; 02045 - shortridge, michael; 02074 - GALLOSA-RAMIREZ, Abina; 02087 - Aguilera, Sapphire C; 02099 - House, Tionne; 02105 - Mendez, Dionne; 02115 - Pellot, Karian; 02135 - Cruz, Ivan; 03070 - Santiago, Alimery; 03113 - Morrissey, Bryan; 03123 - Schlechty, Ashley; 03133 - Gearity, Ryan; 03139 - Ray, Michael; 03147 - Franco, Carmen; 03167 - Canizalez, Milton; 03204 - Danko, Brittany; 03208 - Cancel, Adriana; 04026 - MORRISON, LAVONNE; 04051 - Sauls, Jason; 04078 - Cruz, Michelle; 04104 - Dorris, Charquenetta; 04127 - Daye, Raven; 04139 - Williams, Olivia; 04170 - slayton, Vickie; 04213 - Richards, Ahmad

PUBLIC STORAGE  $\sharp$  22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632

#### Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

021 - Gale, Brianne; 025 - Ruggs, Clifton; 041 - Devine, Kelly; 094 - Rosser, Linda; 150 - Brown, Aaron; 204 - drake, Joseph; 272 - Squires-carlson, Christina; 275 - Owensbrown, Tiffany; 282 - Fabrizi, Michael; RV010 - Case, Aaron

 $PUBLIC\ STORAGE\ \sharp\ 25436,6613\ State\ Road\ 54, New\ Port\ Richey, FL\ 34653,(727)\ 493-0578$ 

#### Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

11065 - Guzman, Judith Ann; 11072 - Andrews, Gregory; 11093 - Bell, Heather; 11094 - Rivera, Sherri; 11169 - Bowen, Theodore; 11195 - Abell, William; 11285 - clark, Paul; 11290 - Desai, Vandna; 11292 - Adolph, Elizabeth; 12022 - Rosado, Amanda; 12066 - Ethridge, Brandon; 12085 - Torres, Tabitha; 12095 - Smith, Dylan; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12250 - Despenza, Cheryl; 12252 - Rosati, Guy; 12290 - Rieger, Joe; 13050 - Toro, Oscar; 13087 - Ryder, Mark; 13123 - Williams, Khorine; 13186 - Staley, Andrew; 13193 - Bushard, Sarah; 13233 - Ducey, Joseph; 13270 - Frankiln, Catherine; 13315 - Johnson, Sheltavia; 13335 - SLOAN, SHARON; B126 -Galloway, Melinda; B131 - Daniele, Michael R; B132 - Dever, Angela; B202 - marino, marianne; C104 - McKinnon, Kendra; C109 - cheatham, Michael; C121 - Divine hands staffing Oliver, Jaavod; C124 - Maldonado, Danielle; C135 - Moore, Kelly; C138 - Kinzie, Julie; C146 - Taylor, Caren; C156 - Moore, Kelly; C229 - Boone, Kim; C250 -Leddick, Leslie; C258 - Stalnaker, Brett; C378 - Bertram, Dean; C393 - Davis, Clarissa; C407 - Bliss, Heather; D127 - Ward, Darrell; D208 - creson, Thomas; D219 - Walter, Amy; D224 - Lonsdale, Megan; D245 - Tabani, Farzan; D255 - Huber, James; D280 - Grafton, William; D307 - Anderson, Willie; D345 - Brown, Anthony

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1027 - Philips, ILEANA; 1338 - Smith, Ramirez; 154B - Allen, Bridgett; 257 - Edwards, Jenneh; 258 - King, Kris; 327 - Shelton, Dennis; 343 - Gibson  $marine\ group\ llc\ gibson,\ william;\ 725\ -\ Lykins,\ Erin;\ 728\ -\ Marku,\ Francis;\ 746\ -\ Samuel,\ Deja;\ 758\ -\ Lykins,\ Erin;\ 779\ -\ Tarver,\ Charles;\ 953\ -\ suero,\ Gladys;\ 981\ -\ Lancaster,\ Charles;\ 953\ -\ suero,\ Gladys;\ 981\ -\ Lykins,\ Erin;\ 779\ -\ Tarver,\ Charles;\ 953\ -\ suero,\ Gladys;\ 981\ -\ Lykins,\ Grin;\ 179\ -\ Marku,\ Francis;\ 179\ -\ Marku,\ 179\$ 

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392

Sale to be held at www.storagetreasures.com.

1202 - Tocknell, Mike; 1204 - Riccardi-Sirico, D'Anna; 1372 - Weeks, Richard; 1380 - Florida Wellness Medical group Unger, Stephen; 1434 - Jacquillard, Tisha; 1720 -Campbell, Christopher; 1819 - Sarlls, Tristan; 2203 - Henk, Scott; 2303 - Riley, Jamie

 $PUBLIC\,STORAGE\,\sharp\,25817,6647\,Embassy\,Blvd,Port\,Richey,FL\,34668,(727)\,491-5429$ 

#### Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A0009 - Franz, William; A0010 - zimpelman, Tonya; A0022 - DeJesus, Daniel; A0046 - Taylor, Rebecca; A0059 - Buyokas, Jennifer; B0007 - RUPP, MICHAEL C; C1028 - Townsend, Sharee; C1029 - Mock, Vickie; C1035 - Caputo, Anthony; C1036 - Wilcoxson, Erika; D0005 - Hepp, Kathryn; E1104 - Lee, Monica; E1121 - Lepage, Daniel; E1159 - Smith, Warren; E1170 - Dunn, Anthony; E1191 - Dey, Michael; E1204 - Durham, Barry; E1213 - Karakaris, Marie; E1217 - neuhardt, shaina; E1219 - Betancourt, Crystal; E1224 - Martinez, Gabriella; E1232 - osorno, Jonathan; E2203 - Rodriguez, Ruthy; E2273 - Shihadeh, Michael David; E2274 - heideprim, zachary; E2280 - FALBO, ZACHARY A; E2290 - Karakaris, Marie; E2294 - Rivera, Rosa; E2312 - Murray, Lanai; E2314 - Borrello, Jaymie; E2329 - Delgado, Nilda; E2345 - Bucci, John; E2365 - Blenke, Amy

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059

## Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0A126 - Hernandez, Gabriel; 0A146 - Crawford Iii, Robert; 0A196 - Laskowski, Gary; 0A200 - Dorsey, Denise; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B013 - Goodin, Nikko; 0B021 - coats, janie; 0B039 - Mcgovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B050 - Goodrich, Kaitlyn; 0B052 - coyne, Kathleen; 0B056 - Berrios, David; 0B122 - Federick, Cora; 0C005 - Rozier, Steven; 0C010 - Santos, Melonie; 0C045 - Darst, Joseph; 0C116 - Chapman, Lisa; 0D001 -Popovich, George; 0E008 - Howard, Robert; 0E019 - Pacheco, Ismael; 0E023 - Talley, Joey; 0E033 - Rodgers, Kelly; 0E063 - brown, Alex; 0E105 - Morin, Katherine; 0E117 - Landi, Crystal; 0E140 - Hill, Jakaila; 0E180 - Roberts, Adrian; 0E186 - Chapman, Matthew; 0E226 - crow, Skylar; 0E231 - Carbone, John

PUBLIC STORAGE  $\sharp$  26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

## Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

003 - Scott, Michaela; 011 - Bravo, Julian; 041 - christopher, Matthew; 048 - Willis, Louellen; 049 - Gembicki, Dennis; 071 - Bomhardt, Anne; 124 - charif, C; 140 - Hartnett, Sara; 153 - Cruz, Misael De La; 161 - Davis, Zoe; 168 - Boyington, Tiffanthea; 178 - Williams, Timothy; 195 - George, Tina; 214 - Wilson, Paul; 244 - Carter, Melissa; 251 - Pascale, Nico; 256 - Bell, Vivian; 283 - Anderson, Kiesha; 312 - Rutchey, Christopher; 320 - Murray JR, Frederick; 339 - Harris, Andre; 385 - Bryant, Carmen; 399 - Siple, Matthew; 413 - McIntosh, Michael; 436 - Davis, Tiffany; 444 - Laner, Cherrie; 481 - Scydick, Terry; 500 - Davis, Tiffany; 556 - Ashley, Marquia; 557 - Martinez, Camila;

560 - villarrubia, Danelia alexia; 587 - Williams, John; 593 - Tirikos, Irene PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059

Sale to be held at www.storagetreasures.com

1037 - Celluzzi, Anthony; 1043 - Stuve-clark, Tyler A; 1065 - Saslaw, Barry; 1108 - Irwin, Jason; 1129 - HandMade By God Hand, Amber; 1150 - White, Bryan; 1152 -Vanmeter, Amber; 1163 - Wright, Daniel; 1207 - Scofield, Debra; 1214 - Russella, James; 1230 - Gibson-Hughes, Bridget; 1234 - Burns, Larry; 1236 - Thompson, Kristene; 2010 - Hughes, Charolettee; 2028 - Gonzalez, Michael; 2046 - Fuller, Kirsten; 2062 - Almonte, Cristofer; 2066 - Todd, Rebecca Mae; 2088 - Collins, James; 2096 - hicks, Brittney; 2125 - Bryant, Michael; 2131 - Lemons, Danielle; 2136 - flink, duane; 2142 - brush, Tiffany; 2152 - Alvarado, James; 2168 - Robinson, Felicia; 2182 - Salter, Jeff; 2204 - Garcia, Oscar; 2206 - Ollennu, Sara; 2235 - Casique, Ingrid; 3001 - Chavez, Alina; 3017 - Drake, Alyssa; 3035 - Miller, Stephanie; 3041 - Jackson, Joshua; 3101 -Young, Marvin; 3123 - Velez, Jasmin; 3203 - Ledbetter, Veronica; 3205 - heidepriem, zachary; 3209 - CÓLEY, INTIMATE SHERMIRA; 3276 - Winkelman, Justin; 3329 - Penick, Dale; 3345 - Keen, Delores; 3347 - Soto, Yajaira; RV22 - Celluzzi, Alexandra; RV44 - Bray, Josh

 $PUBLIC\,STORAGE\,\sharp\,27678,9220\,Cortez\,Blvd,Spring\,Hill,FL\,34613,(352)\,565-5964$ 

## Time: 12:40 PM

June 6, 13, 2025

Sale to be held at www.storagetreasures.com.

1052 - Gonzalez, Jose; 1060 - Miller-Johnson, Denetrius Michele; 1082 - Hilton JR, Boakai; 1087 - Lock, Annette; 1094 - Hoffeller, Dorian; 1118 - Puczynski, Adam; 1137 -Molina, Steven; 1138 - Graves, Carol; 2027 - Johns, Kendra; 2115 - Garcia, Russell; 2116 - Shaw, Ronnie; 2129 - Perkins, Laura; 2144 - Farrell, Rosemary; 2154 - Atchison, Jessica; 2243 - Keister, John; 3043 - Griffith, Scott; 3056 - White, Elna; 3070 - harris, Thomas; 3075 - White, Elna; 3093 - Ernst, Vincent; 3137 - Attaway, Marcus; 3149 - Martin, David; 3177 - Rosado, Melissa; 3188 - Maikisch, Stephanie; 3199 - Lowe, Eric; 3242 - Hurd, Theresa; 4028 - Comfort, Annette; 4038 - Comfort, Annette; 4040 -

Collins, Pamela; 4046 - Rein, Carol; 5008 - Hunt, James; 5013 - Castillo, Karina; 5034 - Sorrells, Daniel
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space  $purchased is required. \ By PS \ Retail \ Sales, LLC, 701 \ Western \ Avenue, Glendale, CA \ 91201. \ (818) \ 244-8080.$ 

25-01096P

25-01093P

## FIRST INSERTION

#### The SageBrush Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the SageBrush Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, July 8, 2025, at 9 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or 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.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at dbwallace@rizzeta.com at least 2 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

Debby Bayne-Wayne, District Manager

June 6, 13, 20, 27, 2025

#### FIRST INSERTION Notice Under Fictitious Name Law

#### According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of OzzieClean located at 6812 Gideon cir in the City of Zephyrhills, Pasco County, FL 33541 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.

Osburn Warren

June 6, 2025

## FIRST INSERTION

## Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Carlson Collective located at 4933 Grist Mill Circle in the City of New Port Richev, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 29th day of May, 2025.

Sherri L. Ettore-Carlson 25-01103P June 6, 2025

## Number 865.09

## Notice Under Fictitious Name Law According to Florida Statute

FIRST INSERTION

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 busi-

ness under the Fictitious Name of Sit.

Stay. Snuggle. located at 4455 Garofalo

Road in the City of Wesley Chapel, Pas-

co County, FL 33543 intends to register

the said name with the Division of Cor-

porations of the Department of State,

Dated this 2nd day of June, 2025.

Tallahassee, Florida.

Traci Knechtges June 6, 2025

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Chef-Fed For You located at 4933 Grist Mill Circle in the City of New Port Richey, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of May, 2025. Sherri L. Ettore-Carlson 25-01102P June 6, 2025

#### NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

FIRST INSERTION

The Board of Supervisors (the "Board") of the Acacia Fields Community Development District (the "District") will hold its organizational meeting on Wednesday, June 18, 2025, at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The District is generally located south of Prospect Road and Leonard Road, north and south of Tyndall Road, and east of Curley Road in Pasco County, Florida.

The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571 ("District Manager's Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervi-

sors or District Staff will participate by speaker telephone.

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

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

Acacia Fields Community Development District

Scott Brizendine District Manager

June 6, 2025

25-01094P

#### 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 attorneyclient 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. Standard Pacific of Florida, LLC, Standard Pacific of Florida GP LLC, Calatlantic Group LLC, Lennar Corporation, Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024-CA-003276. 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, and a court reporter. The

attorney-client session is expected to last approximately thirty minutes. The regular board meeting begins at  $6:00~\rm p.m.$  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

25-01095P

## 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 attorneyclient sessions during its regular board meeting: Attorney-Client Session

June 17, 2025, at 6:15 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. Standard Pacific of Florida, LLC, Standard Pacific of Florida GP LLC, Calatlantic Group LLC, Lennar Corporation, Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024-CA-003276. 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, 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 25-01124P June 6, 2025

## --- 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

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.

 $\hat{\mathsf{T}}$ he 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 inludes 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,  $112.31 \\ \hat{4}3, \\ \hat{1}19.07, \\ 120.53, \\ 120.53(1)(a), \\ 120.54, \\ 120.57(3), \\ 190.006, \\ 190.007, \\ 190.008, \\ 190.00$ 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

## 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.

June 6, 2025

David Temko 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 25-01100P

#### 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 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

#### 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

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:// westwoodofpascocdd.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

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 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

Business

# 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, prequalification, 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 attorneyclient 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 requir-

ing 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

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 Unit

Name Alysha E. Chappell 143 Duncan M. Hanson June 6, 13, 2025

25-01130P

## FIRST INSERTION

#### NOTICE OF PUBLIC SALE Notice is hereby given that

07/09/2025 at 08:15 AM the following vehicles(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  $2025\,\mathrm{HOND}$ 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.

25-01123P June 6, 2025



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

# 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

## --- PUBLIC SALES ---

### FIRST INSERTION

#### BEXLEY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS Landscape & Irrigation Maintenance Services

Pasco County, Florida

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

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  $regarding the Project Manual. \ Mr. \ John \ Toborg \ can be reached \ by \ email \ at j toborg @rizzetta. com \ or \ via \ phone \ at (813) \ 933-5571.$ 

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@kutakrock.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\ disabil-linear person\ requiring\ special\ accommodations\ at\ this\ meeting\ because\ of\ a\ disabil-linear\ person\ requiring\ special\ accommodations\ at\ this\ meeting\ because\ of\ a\ disabil-linear\ person\ requiring\ special\ accommodations\ at\ this\ meeting\ because\ of\ a\ disabil-linear\ person\ requiring\ special\ accommodations\ at\ this\ meeting\ because\ of\ a\ disabil-linear\ person\ person\ requiring\ special\ accommodations\ at\ this\ meeting\ because\ of\ a\ disabil-linear\ person\ person\$ ity 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

### FIRST INSERTION NOTICE OF PUBLIC SALE

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 re-fuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US  $Hwy\,19\,North\,Port\,Richey,\,FL\,34668$ at 10:00 AM

B186 Robert Higley B121 Feras Saad B200 Dana Van Bemden Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

D8 Annette Scarcella F259 Darren Smith Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541

J6 Rebecca Alexander C86 William Barker F27 John Bueno H19 Kathy Harrison F7 Michelle Young R0005 Coachman Class A Catalina

June 6, 13, 2025

25-01122P

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).

CHECK OUT YOUR

LEGAL NOTICES

floridapublicnotices.com

One Done

Lawrence C. Lowe

FIRST INSERTION NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant G060 25-01150P June 6, 13, 2025

FIRST INSERTION NOTICE OF ADMINISTRATION

SIXTH JUDICIAL CIRCUIT IN AND the notice of administration. FOR PASCO COUNTY, FLORIDA. PROBATE DIVISION Case No. 2025CP000550CPAXWS IN RE: ESTATE OF WILLIAM JOSEPH DARE,

Deceased. The administration of the estate of WILLIAM JOSEPH DARE, deceased, is pending in the Circuit Court for PAS-CO County, Florida, Probate Division,

IN THE CIRCUIT COURT OF THE

the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The estate is testate. 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 representa-

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

25-01151P

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.

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 RE-QUIRED 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

## Personal Representative: /s/ Joan P. Dare

Joan P. Date 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 25-01134P June 6, 13, 2025

# What makes public notices in newspapers

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.

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

FIRST INSERTION

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

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

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

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

Signed on this 15th day of May, 2025,

#### 6/3/2025.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 25-01138P June 6, 13, 2025

## FIRST INSERTION

--- ESTATE ---

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

Deceased. 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 WITH-IN 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

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

## File No. 2025CP000585CPAXWS IN RE: ESTATE OF LAURA LOUISE BALLARD

**Deceased.**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 PAS-CO 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

#### Personal Representative: Wade Ward

12826 Denton Ave. Hudson, Florida 34677 /s/ Amanda 0. Singleton Amanda O. Singleton Attorney Florida Bar Number: 0015957 425 22nd Avenue N. SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316

Fax: (727) 755-4316  $\hbox{E-Mail: amanda@singletonlegal.com}$ June 6, 13, 2025 25-01120P

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY. FLORIDA. PROBATE DIVISION

## Case No. 2025CP000550CPAXWS IN RE: ESTATE OF WILLIAM JOSEPH DARE, Deceased.

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, 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-000813-WS

IN RE: ESTATE OF

TERRY LEE SMITH

Deceased.

TERRY LEE SMITH, deceased, whose

date of death was December 10, 2024, is

pending in the Circuit Court for PASCO

County, Florida, Probate Division, the

address of which is P. O. Drawer 338.

New Port Richey, FL 34656-0338. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

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

All creditors of the decedent and oth-

The administration of the estate of

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 Weston, FL 33331 Telephone: (954) 399-1910 Email Address: adiaz@bucelodiaz.com Florida Bar No. 86918 June 6, 13, 2025 25-01135P

## FIRST INSERTION

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no

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

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

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

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

notice is: 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 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 The administration of the estate of DOUGLAS COX, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for PAS-CO 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.

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

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

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

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

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

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

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

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq.

FBN: 0342180 June 6, 13, 2025 25-01142P FIRST INSERTION

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 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.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS June 6,

## 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, 2025 25-01149P

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.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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.

## 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 25-01140P June 6, 13, 2025

FIRST INSERTION

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

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

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

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

The date of first publication of this

## notice is: June 6, 2025. 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 25-01137F June 6, 13, 2025

## 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.

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.

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

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

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

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

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

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

## Patty Lynn Burton Personal Representative 5560 Frances Avenue

New Port Richey, FL 34653Rebecca 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, 2025 25-01136P

## FIRST INSERTION

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

## 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, 2025 25-01117P

## 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.

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

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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is: 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  $\hbox{E-Mail: ryan@flprobatetrustlaw.com}$ Secondary E-Mail: stacey@flprobatetrustlaw.com

## 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.

The administration of the Estate of Deborah Leilani Caryer a/k/a Deborah Carver, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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.cribb is @atcause law.com25-01118P June 6, 13, 2025

## FIRST INSERTION

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

### File No. 51-2025-CP-000625-CPAXWS Division probate IN RE: ESTATE OF SANDRA M. CHADWICK Deceased.

The administration of the estate of Sandra M. Chadwick, deceased, whose date of death was August 5, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division. the Port Richey, FL 34654. The names and addresses of the personal representative the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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: Thomas Chadwick

13009 Wedgewood Way #C Hudson, Florida 34667 Attorney for Personal Representative: Eugene L. Beil, Esq., Attorney Florida Bar Number: 343633 BEIL & HAY PA; 12300 US Hwy 19 Hudson, FL 34667 phone:(727) 868-2306; Fax: (727) 863-1287 E-Mail: elbeil@beilandhay.com SecondE-Mail: webmaster@beilandhay.com

25-01119P

June 6, 13, 2025

# FIRST INSERTION

NOTICE TO CREDITORS bert Rosebury Mander, Jr., deceased, IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2025CO000442CPAXES IN RE: ESTATE OF

June 6, 13, 2025

ALBERT ROSEBURY MANDER, JR., Deceased. The administration of the Estate of Alwhose 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

All creditors of the decedent and oth-

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

er persons having claims or demands

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 SEC-TION 733.702 WILL BE FOREVER

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

BARRED.

notice is June 6th, 2025. GENTRY ELIZABETH MANDER, Personal Representative

The date of first publication of this

Atlanta, GA 30315 Attorney for Personal Representative GENTRY MANDER, ESQ. Florida Bar Number: 0116574 736 Grant Street SE Atlanta, GA 30315  $(352)\,424\text{-}0535$ gentry.mander@gmail.com June 6, 13, 2025 25-01141P

736 Grant Street SE

NOTICE OF FORECLOSURE SALE

IN THE COUNTY COURT FOR

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA

CIVIL DIVISION
Case No. 23-CC-003995

Plaintiff, v.
DENISE KELLO, and VICTOR

Notice is hereby given that pursuant to

Paragraph 5 of the Final Judgment of

Foreclosure and the Order On Plain-

tiff's Motion To Reschedule Foreclosure

Sale entered in the case pending in the

County Court of the Sixth Judicial Cir-

cuit 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, de-

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, Flori-

da. ("Property") Property Address: 13203 Golf

Ridge Place, Hudson, Florida

at public sale, to the highest and

best bidder for cash at 10:00 a.m. on June 26, 2025. The sale shall

www.pasco.realforeclose.com. Any per-

son claiming an interest in the surplus

conducted online at http://

FAIRWAY HOMES AT MEADOW

OAKS HOMEOWNERS

ASSOCIATION, INC.,

KELLO,

Defendants.

scribed as:

34669

FIRST INSERTION

## --- ACTIONS / SALES ---

#### FIRST INSERTION

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

 ${\bf CASE\,NO.\,2025CA001326CAAXES}$ 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.

GRANTEES, 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. TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, ASSIGNEES,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024-CA-003039

NEWREZ LLC D/B/A

SERVICING,

Defendants.

SHELLPOINT MORTGAGE

Plaintiff, v. RICHARD TOMASELLO, et al.,

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

Lot 21, Block 22, FLOR-A-MAR

SECTION C-9 FIRST ADDI-

TION, according to the plat there-of, recorded in Plat Book 11, Page

61, of the Public Records of Pasco

Property Address: 3553 Seaway

Drive, New Port Richey, FL 34652

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

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

Pasco County, Florida, to wit:

County, Florida.

of which is set forth above.

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LIN-DA 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.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

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 FOL-LOWS: 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

If the sale is set aside for any reason.

the Purchaser at the sale shall be enti-

tled only to a return of the deposit paid.

The Purchaser shall have no further re-

course against the Mortgagor, the Mort-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the pro-

vision of certain assistance. Please con-

tact either the Pasco County Customer

Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-

2411 (V) of the Pasco County Risk Man-

agement Office, 7536 State Street. New

Port Richey, FL 34654, (727) 847-8028

(V) at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

SUBMITTED on this 29th day of

impaired, call 711.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

Kathryn I. Kasper, Esq.

Attorneys for Plaintiff

Tiffany & Bosco, P.A.

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

1201 S. Orlando Ave, Suite 430

FL Bar #157147

FL Bar #621188

OF COUNSEL:

June 6, 13, 2025

May, 2025.

gagee or the Mortgagee's attorney.

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.

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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou 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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 30 day of May, 2025

CLERK OF THE CIRCUIT COURT (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

24-255005

June 6, 13, 2025

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

Case No. 2022-CA-001384 UMPQUA BANK, Plaintiff, v.
M&M CONSTRUCTION INVESTMENTS INC., M&M CONSTRUCTION INVESTMENTS II INC. and MARK DOUGLAS

Defendants.
NOTICE IS GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on the 21st day of February, 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 Oregan 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:

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 RE-CORDS OF PASCO COUNTY, FLORIDA. SITUATE IN THE COUNTY OF PASCO, STATE OF FLORIDA.

Address: 2721 Merchant Avenue,

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.

who needs accommodation to participate in this proceeding, you are en-Pasco County Customer Service Center, Pasco County Risk Management Ofceiving this notification if the time bevoice impaired, call 711. 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) liackson@shumaker.com (secondary e-mail) (secondary e-mail) By: /s/Adria M Jensen Adria M. Jensen Florida Bar No. 011690 33132909vl June 6, 13, 2025

25-01146P

### FIRST INSERTION

Odessa, FL 33556.

If you are a person with a disability titled, at no cost to you, to the provision of certain assistance. Contact either the 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the fice, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon refore the scheduled appearance is fewer than seven days. If you are hearing or

alinds ay-chin@shumaker.com

FIRST INSERTION

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

Case No. 2024CC006444CCAXWS MITCHELL RANCH SOUTH HOMEOWNERS' ASSOCIATION,

INC., Plaintiff, v. JOSEPH SILVA, JENNIFER SILVA, and UNKNOWN TENANT(S), Defendants.

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:

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. PARCEL ID NO .:

26-26-16-0060-00000-0360

("Property") Property Address: 8636 Prairie Creek Drive, Trinity, Florida 34655 at public sale, to the highest and best

bidder for cash at 11:00 a.m. on July 16, 2025. The sale shall be conducted online at https://pasco.realforeclose.

are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 30th day of May 2025.

proceeds from the sale, if any, other

than the property owner as of the date

of the notice, must file a claim within 60

who needs any accommodation in order to participate in this proceeding, you

"If you are a person with a disability

days after the sale.

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/ Nicholaos 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

June 6, 13, 2025

25-01113P

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.

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.
Dated this 30th day of May 2025.

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/ Nicholaos 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

June 6, 13, 2025

25-01112P

## FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND  $FOR\ PASCO\ COUNTY,\ FLORIDA,$ CIVIL ACTION

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)

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 DE-CEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DE-FENDANT, AND THE SEVERAL AND RESPECTIVE UNKNOWN AS-SIGNS, 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 PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS LAST KNOWN RESIDENCE IS:

Unknown Successor Trustee of the George H. Owens, Sr. Living Trust 36135 Primrose Lane Zephyrhills, FL 33541

Unknown Beneficiaries of The George H. Owens, Sr. Living Trust 36135 Primrose Lane Zephyrhills, FL 33541

PRESENT RESIDENCE IS: UN-YOU ARE NOTIFIED that an ac-

tion to foreclose a lien on the following property in PASCO County, Florida: Lot 165 Sandalwood Mobile Horne Community, as per the

plat thereof recorded in Plat Book 23 at Pages 149 & 150 of the Public Record of Pasco County, Florida.

25-01115P

Together with a 1987 Fleet-wood Mobile Home ID# LFLBA2BG263309632 and ID# LFLBA2AG263309632

has been filed against you. You are re quired 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of this Court on May 29, 2025

Nikki Alvarez, Sowles Pasco County Clerk & Comptroller Clerk of the Court (SEAL) By Shakira Ramirez Pagan

As Deputy Clerk Anne M. Malley, P.A. 36739 State Road 52, Suite 105 Dade City, FL 33525 25-01109P June 6, 13, 2025

## FIRST INSERTION

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

CASE NO.: 51-2024-CA-002379-CAAX-WS PENNYMAC LOAN SERVICES, LLC, Plaintiff ve

KATHERINE LIBERTY MAGRIPLIS; MAGNOLIA VALLEY CIVIC ASSOCIATION. INC.: UNKNOWN SPOUSE OF KATHERINE LIBERTY MAGRIPLIS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

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:

LOT 2, BLOCK 26, MAGNOLIA VALLEY UNIT 6-B, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 12,13, AND 14, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7619

SUMMERTREE LN, NEW PORT RICHEY, FL 34653

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

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 transporta-

tion services. Dated this 29 day of May 2025. 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 $eservice@\,decubaslewis.com$ 

25-01107P

24-02584

June 6, 13, 2025

## FIRST INSERTION

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

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) 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

following described property as set forth in said Final Judgment, to wit: LOT 73, JASMINE LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 6, PAGE 145, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

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 anpearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 28th day of May 2025. 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 June 6, 13, 2025 25-01108P PASCO COUNTY

#### FIRST INSERTION

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

 $CASE\,NO.:\,2024CA001380CAAXWS$ CITY OF NEW PORT RICHEY, Plaintiff, v.

THE UNKNOWN HEIRS. GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, AND CREDITORS OF ESTELLA IRENE WRIGHT. DECEASED, IVY PLUMMER, VINCENT SÍSCO, LESLIE SISCO, ROBIN SISCO, FRANCES NORFLEET,

THE UNKNOWN HEIRS. GRANTEES, BENEFICIARIES, PER-SONAL REPRESEATIVES, DEVI-SEES, AND CREDITORS OF ESTEL-LA IRENE WRIGHT

Whose residence is unknown, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-

ing foreclosed here. You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the

following described property in Pinellas County, Florida, to-wit:
Lot 81, JASMINE HEIGHTS UNIT 2, according to plat thereof

as recorded in Plat Book 6, Page 100, of the Public Records of Pasco County, Florida. Address: 5204 Kapok Drive, New Port Richey, FL 34652

Parcel Number: 17-26-16-0290-00000-0810 has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFEN-DANT FOR THE RELIEF DEMAND-ED IN THE COMPLAINT OR PETI-TION. DUE ON OR BEFORE JULY

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

this Court on June 3, 2025. Nikki Alvarez-Sowles CLERK OF THE CIRCUIT COURT (SEAL)

Deputy Clerk: Haley Joyner June 6, 13, 2025 25-01132P

# FIRST INSERTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-001422-WS

BOND VALIDATION MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT,

Plaintiff, vs. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS, AND CITIZENS OF MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY

NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF MCKEND-REE POINTE COMMUNITY DEVEL-OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO ASSESS-MENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The McKendree Pointe Community Development District (hereinafter the "District") having filed its Complaint Seeking Validation of the McKendree Pointe Community Development District Capital Improvement Revenue Bonds in the Aggregate Principal Amount Not To Exceed \$27,820,000, (the "Complaint") in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an Order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District and Pasco County, Florida, including non-residents owning proption therein, and the State of Florida.

through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on Tuesday, July 1, 2025 at 11:15 a.m. before the Honorable Kimberly Sharpe Byrd by Zoom [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Zoom credentials are: https://zoom. us/j/96929524717?pwd=KRh5deaqN CIHtXonngFrTYNjiZvGwh.1, Meeting ID: 969 2952 4717, Passcode: 999970; +1-786-635-1003, 969 2952 4717, Passcode: 999970# One tap mobile: +17866 351003..96929524717#....\*999970# US (Miami) or +1-470-250-9358, Meeting ID: 969 2952 4717, Passcode: 999970# One tap mobile +14702509358,,96929 524717#,,,,\*999970# US (Atlanta).

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, Florida, being the County wherein said Complaint has been filed. once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for

said hearing.

DONE AND ORDERED at the Courthouse in Pasco County, Florida, this \_\_\_\_ day of May, 2025. Electronically Conformed 6/2/2025 Kimberly Sharpe Byrd HONORABLE KIMBERLY SHARPE BYRD

CIRCUIT COURT JUDGE

Copies furnished to: John V. Vericker, Esq. Kathryn C. Hopkinson, Esq. Whitney Sousa, Esq. Straley Robin Vericker Via email: jvericker@srvlegal.com; khopkinson@srvlegal.com; wsousa@srvlegal.com; with copy to lcarver@srvlegal.com

Elaine Babiarz, Esq. Assistant State Attorney Via email: ElaineBabiarz@flsa6.gov

Requests for Accommodations by Persons with Disabilities: 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.

June 6, 13, 2025 25-01131P

### FIRST INSERTION

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

CASE NO: 24-CC-5677 MAPLE GLEN HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs.

YARITZA McKEITHAN HERNDON and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Lot 88, Maple Glen at Seven Oaks, according to the map or plat thereof, as recorded in Plat book 70, Page(s) 13 through 19, inclusive, of the Public Records of Pasco County, Florida Property Address: 4748 Wander-

ing Way, Wesley Chapel, FL 33544. at public sale, to the highest and best bidder, for cash, at www.pasco. realforeclose.com, at 11:00 A.M. on July 24, 2025.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 28th day of May, 2025.

NIKKI ALVAREZ-SOWLES, ESQ CLERK AND COMPTROLLER

s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 June 6, 13, 2025 25-01110P

## FIRST INSERTION

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

CASE NO.: 51-2024-CA-002404-CAAX-WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUDSON VANWORP, JR.; STARKEY RANCH MASTER PROPERTY OWNER'S ASSOCIATION, INC.; TOWER FEDERAL CREDIT UNION; LINDSEY VANWORP: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

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 30 day of June, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 10, BLOCK 61, STARKEY RANCH VILLAGE 1 PHASES 4A, 4B & 4C, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGES 3 THROUGH 10, IN THE PUBLIC RECORDS OF PASCO COUNTY,

PROPERTY ADDRESS: 3236 BARBOUR TRL, ODESSA, FL

FLORIDA

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

**YOUR** 

We publish all

& Court-related

• We offer an online

notices

Public sale, Estate

payment portal for easy

• Service includes us e-filing

your affidavit to the Clerk's

credit card payment

office on your behalf

LEGAL NOTICE

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.

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

Dated this 29 day of May 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R IIID ADMIN 2.516 eservice@decubaslewis.com June 6, 13, 2025 25-01111P

FIRST INSERTION

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

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

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

Defendant(s), THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PER-SONAL REPRESEATIVES, DEVI-SEES, AND CREDITORS OF FELIX RODRIGUEZ

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

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit: Lot 163, JASMINE HEIGHTS

UNIT FOUR, a subdivision according to the plat thereof re-corded at Plat Book 6, Page 139, and in JASMINE HEIGHTS UNIT FOUR PARTIAL REPLAT a subdivision according to the plat thereof recorded at Plat Book 7, Page 13, all in the Public Records of Pasco County, Florida.

Address: 5134 Allamanda Drive, New Port Richey, FL 34642 Parcel Number:

08-26-16-0060-00000-1630 has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEFENDANT FOR THE RELI MANDED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE JULY 7, 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 Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court on May 30, 2025. Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan As Deputy Clerk June 6, 13, 2025 25-01116P

# FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO.

2025CA000908CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. ALYSSA HUTCHISON, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST SHERYL STEVEN-SON A/K/A SHERYL L. STEVENSON A/K/A SHERYL LEE STEVENSON, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIM-ANTS

ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
UNIT A, BUILDING 9714,

OF BAYWOOD MEADOWS CONDOMINIUM, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RE-CORDS BOOK 1211 PAGES 792 THROUGH 988, PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA, AND ALL AMEND-MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Ravmer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in 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 demand in the complaint. Due on or before July 7th, 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

WITNESS my hand and seal of said Court on the 3rd day of June, 2025. NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF COURT OF PASCO COUNTY (SEAL) By Haley Joyner As Deputy Clerk MCCALLA RAYMER LEIBERT

PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: Accounts Payable@mccalla.com

24-11497FL

June 6, 13, 2025 25-01144P

## FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2025CA000463CAAXES U.S. BANK NATIONAL ASSOCIATION. Plaintiff, vs. MICHAEL LOCKHART, et al,

**Defendant(s).**To: MICHAEL LOCKHART  $9802~\mathrm{MARLINTON~LN}$ PORT RICHEY, FL 34668 Current Address: Unknown

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

LOT 99, THE LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 17, PAGES 57 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

A/K/A 9802 MARLINTON LN PORT RICHEY FL 34668

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 07/07/2025

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

\*\*See the Americans with Disabilities Act

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

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

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

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

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

WITNESS my hand and the seal of this court on this 29 day of May, 2025.

Clerk of the Circuit Court By: Kaylen McCutcheon

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-001362

June 6, 13, 2025

25-01106P

Email legal@businessobserverfl.com

**PUBLISH** 

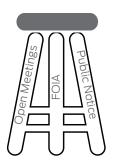
Business Observer



# 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** 

೭ಿ೭

**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



## ypes Of Public Notices

## Citizen Participation Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates

Government Meetings  $\overline{\ }$  and Hearings

Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales

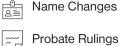


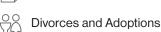
**Government Property** Sales



Permit and License Applications

Mortgage Foreclosures







Orders to Appear

## 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 ---



## 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

## 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 AU-GUSTINE 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 for the low.

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 WITHIN3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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 NO-TICE 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 FOREV-ER BARRED.

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

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

Personal Representative: Dawn Colquhoun 1856 Tinsmith Cir. Lutz, Florida 33559 Attorney for Personal Representative:

Michael L. Severe, Esq. Tampa Law Group, P.A. Florida Bar Number: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 michael@mytampalawgroup.com May 30; June 6, 2025 25-01068P

### 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

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

All other creditors of the decedent and other persons having claims or defile their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF NOTICE.

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

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

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

## Personal Representative: ILISA N. FARRELL-ERICSSON

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 25-01066P May 30; June 6, 2025

a/k/a ALANA CHERYL NEWMAN Deceased.

OF THIS NOTICE ON THEM.

mands against decedent's estate must THE FIRST PUBLICATION OF THIS

# 505 South Bench St.

Galena, IL 61036

## 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 ANTO-NIA 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:

RITA I. RIVERA SANTIAGO

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

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, Flor-

ida, 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

ABOVE ESTATE:

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 733 702 ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 111575Naples, Florida 34108-0127 Telephone: (239) 580-8104

May 30; June 6, 2025

E-Mail: dbrunner@dresdenbrunnerlaw.com

## SECOND INSERTION

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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:** 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. 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

## 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,

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 ADDI-TION, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 9 AT PAGE 280F 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 AG-

NES VIDOVIC, deceased, whose date

of death was FEBRUARY 4, 2024, is

pending in the Circuit Court for PASCO

County, Florida, Probate Division, the

address of which is 7530 Little Road,

New Port Richev, FL 34654. The names

and addresses of the personal represen-

tative and the personal representative's

attorney are set forth below. The name

and address of the Personal Represen-

tative and the Personal Representative's

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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

ER BARRED.
NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The personal representative or cura-

tor has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

fied under section 732,2211. Florida

Statutes. The written demand must be

Personal Representative: CHRISTOPHER M. VIDOVIC

500 N ROSE AVE.

PARK RIDGE, IL 60068

Attorney for Personal Representative:

Arcadier, Biggie & Wood, PLLC

2815 W. New Haven Ave, Ste 304

notice to creditors is May 30, 2025.

The first date of publication of this

filed with the clerk.

EVE TRAVIS, Esq.

Florida Bar No. 92575

Melbourne, FL 32904

May 30; June 6, 2025

evetravis@ABWLegal.com

321-953-5998

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

attorney are set forth below

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

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 Delray Beach, FL 33484 l 133-3737B 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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



25-01057P

NOTICE OF ACTION

IN THE CIRCUIT COURT

OF THE SIXTH JUDICIAL

CIRCUIT IN AND FOR PASCO

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:2025CA000058CAAXES

a Florida limited liability company

ASSOCIATED INVESTORS, INC.,

POTTBERG; GEORGE YOOMAN

a Florida corporation: OTTO

also known as GEORGE W. YOEMAN; A.E. BURGIN;

ROY H. LAIRD; HAROLD

FLORIDA SERVICE

VANCE; FLORIDA SERVICE CORPORATION, INC. OF LIVE

OAK, ALSO KNOWN AS, THE

CORPORATION OF LIVE OAK;

WADSWORTH; J.E.B. BOONE:

B.E. QUINN, SR.; B.E. QUINN,

JR.; H.J. STRIEF; JAMES A.

RICHARD SMITH; R.V. HODGE;

DORSEY; R.J. FULLER; MYER A.

RABINOWITZ; B.L. WOOLLEY;

G.L. GILBERT; D.C. LATIMER; TIP RAY; L.L. WILLIAMS; NEIL

MASTERSON, JR also known as

NEILL MASTERSON, JR.; SOL

BRONSTEIN; DABNEY

IVYT RABINOWITZ

COMPANY, a partnership;

INDIVIDUALLY AND AS

TRUSTEE; M.A. GENARO;

JOHN K. KEYES; REUBEN

GEORGE L. DABLY; R.G. STOREY & SONS; JACK C. BURLESON;

BROOKS; DR. A.H. McCOY; EMMETTE F. GATHRIGHT; J.N.

FAGIN; C.B. FAGIN; J.A. FAGIN;

CENTRAL OIL CORPORATION, a

Delaware corporation; RUDMAN RESOURCES, INC., a

Texas corporation; RUTH FALK

BERRY; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE;

ROBERT S. DIX; E.G. STONE and MARYANN STONE also known

as RUTH R. STONE; HAYWOOD

HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M.

WARD and MARGARET C. WARD,

husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE

C. WARD, HAROLD C. WARD and

THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE,

husband and wife; PLAZA PARK,

SUZANNE HALE, formerly known

INC., an involuntarily dissolved Florida corporation; LISA

as LISA SUZANNE TEAGÜE; BETTY ANN WILLIAMS

SEYMOUR; THOMAS COLEY

WILLIAMS; MARY SUE POE BUTLER; SHARON KAY

DIX; MAURINE GENECOV

MUNTZ; DAN MCKENZIE;

ALBRIGHT; JONATHAN B.

WEAVER; FRANCIS G.

BALDWIN III; ALRIC C.T.

OTTO POTTBERG TRUST:

TRUSTEES OF THE OTTO

GENEVIEVE E. CROOKS; PATRICIA LAWRENCE; MELBA

WILLIAM L. BALDWIN; MARY L.

POTTBERG, TRUSTEE OF THE

M.B. RUDMAN; JAMES LILLY,

TRUSTEE; BEN E. SUTTON and

**ELIZABETH T. SUTTON; ALRIC** C.T. POTTBERG AND NCNB

NATIONAL BANK OF FLORIDA,

POTTBERG TRUST; MOODY H.

DAVIS and PATRICIA H. DAVIS,

THOMPSON; WILLIAM C. BAGBY;

SARAH CHAPMAN BAGBY HILL:

CHARLES BARROW HILL; ROY

THE ROY T. ANDERSON TRUST

U/A DATED DECEMBER 5, 1989;

GP, LLC, a Texas limited liability

company; RUTH FALK BERRY

REVOCABLE TRUST; PHILIP B.

BERRY MANAGEMENT TRUST

A; FROST BANK, as Custodian

for RABINOWITZ SECURITY

TRUST AGENCY: FROST BANK, as

Custodian for IVY RABINOWITZ

GST AGENCY JUDITH TYCHER

GENERATION SKIPPNG TRUST;

THE JUDITH TYCHER/LAURIE

SPITZ GST TRUST; THE FROST NATIONAL BANK, TRUSTEE OF

THE JUDITH TYCHER/CINDY

STERN GST TRUST; THE FROST NATIONAL BANK, TRUSTEE OF

THE JUDITH TYCHER/TAMMY

TYCHER/PENNEY HARDY

TYCHER GST TRUST; MYERS

ENERGY, LLC, a Texas limited

**BUFFY ENERGY, LLC, a Texas** 

OIL COMPANY LLC; BLAIR BAX

liability company; BAXSTO, LLC, a Texas limited liability company;

limited liability company; E3 LAND & MINERALS, LLC, a Texas limited

liability company; if alive and if dead,

their respective unknown spouses,

heirs, devisees, grantees, assignees.

lienors, creditors, trustees or other

persons claiming by, through, under

RIVERA GST TRUST; THE FROST BANK, TRUSTEE OF THE JUDITH

BRIAN SPITZ, TRUSTEE OF

NEW GENERATION PETROLEUM

husband and wife; THOMAS G.

CARMEN FULTON BAGBY;

WILLIAMS CANNON;

HAYWOOD HANNA, JR;

RUTH OLVEY WADSWORTH;

PHILIP B. BERRY; NORTH

JOHN W. OLVEY, JR.; L.W.

4G RANCH, LLC,

## --- ACTIONS / SALES ---

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

grantees, assignees, lienors, creditors,

trustees or other persons claiming by,

through, under or against SOL BRON-

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

MARGARET C. WARD, husband and

wife; HAROLD M. WARD, AS TRUST-EE FOR ELAINE C. WARD, HAROLD

C. WARD and THOMAS G. WARD, if

alive, and if dead, his unknown spouses,

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

NCNB NATIONAL BANK OF FLORI-

DA, TRUSTEES OF THE OTTO POTTBERG TRUST; MOODY H. DA-

VIS and PATRICIA H. DAVIS, husband

and wife, if alive, and if dead, their un-

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

that a Verified Complaint for Partition of Mineral Interests relating to certain real property located in Pasco County Florida, to-wit: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HEREOF, has been filed against you and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, LEONARD H.
JOHNSON, ESQUIRE OR SHEADA MADANI, ESQUIRE, of the law firm of JOHNSON POPE BOKOR RUPPEL & BURNS LLP, whose address is 400 North Ashley Drive, Suite 3100, Tampa, Florida 33602, lenj@jpfirm.com and sheadam@jpfirm.com, telephone number (813) 225-2500, attorneys for the Plaintiff, 4G RANCH, LLC, a Florida limited liability company, on or before JUNE 30, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a de fault will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests. EXHIBIT A

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

All of Section 31, Township 24 South, Range 19 East; All of Section 6, Township 25 South, Range 19 East; All of Section 7, Township 25 South, Range 19 East; North of State Road 52, the West 1/2 of Section 8, Township

25 South, Range 19 East, North of State Road 52, all lying and being in Pasco County, Florida.

PARCEL 2 Lands lying in Sections 1, 2, 11, and 17, Township 25 South, Range 18 East, Pasco County, Florida, more particularly described as follows: Begin at the Southwest corner of the Northwest quarter of Section 1, Township 25 South, Range 18 East as established in the plat of PASCO TRAILS UNIT ONE, Plat Book 14, Pages 40-43, Public Records of Pasco County, Florida; proceed thence N. 27°40'21" E, 1050.44 feet; thence on a curve to the right, radius 70.00 feet, arc 62.01 feet chord 60.00 feet chord bearing N. 41°14'18" W.; thence S. 74°08'19" W., 853.76 feet; thence NORTH, 1562.40 feet; thence S. 89°44'26" E., 366.00 feet; thence N. 89°57'46" E., 5309.89 feet; thence S 00°06'34" E., 7627.87 feet; thence S. 00°05'59" E., 1051.79 feet to the North Right-of-Way line of State Road 52; thence westerly along said North Rightof-Way line, the following courses: N. 84°50'00" W., 504.85 feet; thence on a curve to the right, radius 3769.72 feet, arc 811.46 feet, chord 809.89 feet, chord bearing N. 78°40'00" W.; thence N. 72°30′00" W., 2478.25 feet; thence N. 17°30′00" E., 10.00 feet; thence N. 72°30'00" W., 135.21 feet; thence on a curve to the left, radius 1970.08 feet, arc 520.53 feet, chord 519.01, chord bearing N. 80°04'10" W.; thence S. 02°21'41" W., 10.00 feet; thence N. 87°38'19" W., 1029.78 feet; thence, leaving the North Right-of-Way lines of State Road 52, N. 02°21'41" E., 355.00 feet; thence on a curve to the left, radius 511.97 feet, arc 218.28 feet, chord 216.63 feet, chord bearing N. 09°51'10" W.; thence N. 22°04'00" W., 126.94 feet; thence on a curve to the right, radius 201.84 feet, arc 152.58 feet, chord 148.98 feet, chord bearing N. 00°24'35" W. thence N. 21°14'51" E., 48.24 feet; thence N. 13°52'54" E., 80.00 feet; thence on a curve to the right, radius 310.00 feet, arc 363.29 feet, chord 342.86 feet, chord bearing N. 42°32'44" W. thence N. 08°58'21" W. 622.62 feet; thence N. 53°36'56" E., 325.65 feet; thence on a curve to the right, radius 419.35 feet, arc 117.35 feet, chord 116.97 feet, chord bearing N. 61°37'56" E.; thence on a curve to the left, radius 259.60 feet, arc 144.68 feet, chord 142.82 feet, chord bearing N. 53°40'56" E.; thence N. 37°42'56" E., a distance of 41.49 feet; thence on a curve to the right radius 133.58 feet, arc 37.06 feet, chord 36.95 feet, chord bearing N. 45°39'56" E.; thence on a curve to the right, radius 253.70 feet, arc 21.99 feet, chord 21.99 feet, chord bearing N. 56°06'01" E.; thence N. 05°11'40" W., 86.94 feet; thence N. 67°12'26" E., a distance of 69.48 feet; thence on a curve to the left, radius 648.37 feet, arc 118.35 feet, chord 118.18 feet, chord bearing N. 61°58'42" E.; thence on a curve to the left, radius 199.57 feet, arc 102.64 feet, chord 101.51 feet, chord bearing N. 42°00'56" E.; thence on a curve to the right, radius 189.71 feet, arc 87.19 feet, chord 86.43 feet, chord bearing N. 40°26'56' E.; thence N. 53°36'56" E., 194.02 feet; thence on a curve to the left, radius 916.96 feet, arc 633.43 feet, chord 620.91 feet chord bearing N. 33°49'33" E. thence on a curve to the right, radius 740.00 feet, arc 40.97 feet, chord 40.96 feet, chord bearing N. 15°37'19" E.; thence N. 15°37'19" E., 40.96 feet; thence N. 89°50'07" W., 386.77 feet; thence N. 09°47'58" E., 1434.02 feet; thence N. 00°09'53" E., 625.00 feet to a point on the East-West Centerline of Section 1, Township 25 South, Range 18 East; thence N. 89°50'07" W., 835.63 feet, along said East-West centerline, to the S.W. corner of the N.W. 1/4 of Section 1, Township 25 South, Range 18 East and the POINT OF BEGINNING. LESS A parcel of land lying in Sections

11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat Book 14, Pages 40-43, explicitly described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Rightof-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52, thence N 02°21'41" E., a distance of 355.00

## --- ACTIONS / SALES ---

#### CONT'D FROM PREVIOUS PAGE

feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF BEGINNING; thence continue on said curve concave Southeasterly having a radius of 201.84 feet and a central angle of 30°38′53″; thence on the arc of said curve a distance of 107.97 feet, said arc subtended by a chord which bears N. 05°55′25″ E. a distance of 106.68 feet; thence N. 21°14′51″ E., a distance of 48.24 feet; thence N. 13°52′54″ E., a distance of 80.00 feet; to a point on a curve concave Northeasterly having a radius of 310.00 feet and a central angle of 67°08′46″; thence on the arc of said curve a distance of 363.30 feet, said arc subtended by a chord which bears N. 42°32′44″ W. a distance of 342.86 feet; thence N. 08°58′21″ W., a distance of 399.00 feet; thence EAST, a distance of 618.30 feet; thence SOUTH, a distance of 371.93 feet to the POINT OF BEGINNING.SUBJECT TO (INGRESS) AND EGRESS EASEMENT): An Ingress and Egress Easement 40 feet in width lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat Book 14, Pages 40-43, the Westerly boundary of said Easement described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52 for a POINT OF BEGINNING, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51′10″ W. a distance of 216.63 feet; thence N. 22°04′00″ W., a distance of 126.94 feet; to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usual form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. DATED THIS May 21, 2025

Nikki Alvarez-Sowles, Esquire, Clerk of the Circuit Court of Pasco County Deputy Clerk: Haley Joyner

JOHNSON POPE BOKOR RUPPEL & BURNS LLP 400 North Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 2250-2500 Primary: lenj@jpfirmc.com Secondary: sheadam@jpfirm.com Attorneys for Plaintiff www.jpfirm.com

May 30; June 6, 13, 20, 2025

## SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA001305CAAXWS

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

Defendant(s), TO: DAVID DELGADO, GABYANA RODRIGUEZ-VELEZ, JADA RODRI-GUEZ-VELEZ, MARITZA VELEZ, PABLO DEJESUS, ROSARIO RODRI-GUEZ-VELEZ, TATIANA RODRI-GUEZ-VELEZ

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

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit:

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

of Pasco County, Florida. Address: 5134 Allamanda Drive, New Port Richey, FL 34642 Parcel Number:

08-26-16-0060-00000-1630 has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFEN-DANT FOR THE RELIEF DEMAND-ED IN THE COMPLAINT OR PETI-TION. DUE ON OR BEFORE JUNE 30TH, 2025

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

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

CLERK OF THE CIRCUIT COURT (SEAL)

Deputy Clerk: Haley Joyner May 30: June 6, 2025 25-01064P

#### SECOND INSERTION

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

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

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

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

Drive, Holiday, FL 34691 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFOR-PLEASE CONTACT: PUBLIC INFOR-MATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEAR-ING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE IS LESS THAN SEVEN DAYS THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 21-007571-1 May 30; June 6, 2025 25-01062P

#### SECOND INSERTION

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

DIVISION Case No. 2025CA001342CAAXWS Fifth Third Bank, National Association Plaintiff, vs.

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

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

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

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

DISTANCE OF 100.0 FEET, THENCE SOUTH 89 DE-GREES 17 MINUTES 34 SEC-ONDS EAST A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH 1980 DOU-

25-01061F

BLE WIDE MOBILE HOME ID NUMBER 16203A AND 16203B.

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on May 23rd, 2025.

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

File# 25-F00516 May 30: June 6, 2025 25-01058F

## **PUBLISH YOUR LEGAL NOTICE**

We publish all Public sale, Estate & Courtrelated 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
- Simply email your notice to legal@ businessobserverfl.com



## SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.:

A001374CA DIVISION: H Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller,

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

**Defendants.** TO: MasterMinds, LLC 11816 Inwood Road #3242

Dallas, Texas 75244 YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JUNE 30TH, 2025 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded,

without further notice. Signed on May 27, 2025.

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

As Deputy Clerk May 30; June 6, 13, 20, 2025

25-01091P

## SECOND INSERTION

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

Case No. 2025CA001232CAAXWS Wells Fargo Bank, N.A. Plaintiff, vs.

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

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

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

LOT 7, BLOCK 2, BASS LAKE ESTATES FIRST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 87, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL

33634, within thirty (30) days of the first date of publication on or before June 30th, 2025, and file the original with the Clerk of this Court either be fore service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on May 23rd, 2025. Nikki Alvarez-Sowles As Clerk of the Court

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

(SEAL) By /s/ Haley Joyner

## SECOND INSERTION

NOTICE OF ACTION: CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2025CA000275CAAXWS FREEDOM MORTGAGE CORPORATION. Plaintiff, vs.

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

UNKNOWN SPOUSE OF TO: DANIEL A. MARTELL; 6311 WEST-PORT DR PORT RICHEY, FL 34668-

YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida: LOT 79, WEST PORT SUBDI-

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worthy Road, Suite 100E, Greenacres, FL 33467, on or before JUNE 30TH, 2025, and file the original with the clerk of this court either before service on the plaintiff's

attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on May 21, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

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

## --- 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  $2025~{\rm AT}~{\rm OR}~{\rm AFTER};$  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 N01DEG 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 ssessed are as follows:

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

Description of Property: 24-24-16-0050-00C00-0047

GULF COAST ACRES ADDI-TION PB 5 PG 145 A PORTION OF LOT 4 BLOCK C DESC AS COM AT SW COR OF SAID LOT 4 BLOCK C GULF COAST ACRES ADDITION TH NOODEG 12' 02"E 1303.28 FT TO NW COR OF SAID LOT 4 TH N89DEG 45'43" E ALG NORTH BDY OF SAID LOT 160.98 FT FOR POB TH CONT N89DEG 4743"E 160.97 FT TO NE COR OF SAID LOT 4 TH SOODEG10' 58"W ALG ELY BDY OF SAID LOT 4 260.51 FT TH S89DEG 46'01"W 160.51 FT TH NOODEG 11'30"E 260.59 FT TO POB THE WEST 25.00 FT LESS THE NORTH 100.00 FT RESERVED FOR INGRESS & EGRESS & FOR DRAINAGE AND/OR UTILITIES PURPOS-ES AKA PCL 7

Name(s) in which assessed BILLIE JO DESKINS

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

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

15-25-17-0100-17000-0110 MOON LAKE ESTATES UNIT 10

PB 5 PGS 128 TO 131 LOTS 11, 12

THE CARL E & PEARL H

THE CARL E AND PEARL H

SCHULTZ REVOCABLE TRUST

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

THIRD INSERTION

Notice of Application for Tax Deed

2025XX000041TDAXXX

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

BLK 181 MOON LAKE NO 10 PB

5 PGS 128 TO 131 LOTS 40, 41 OR

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01001P

on June 26, 2025 at 10:00 am.

May 23, 30; June 6, 13, 2025

May 12, 2025

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

1897 PG 768

ELAINE TADE

JOAN COLLARO

of Pasco, State of Florida

Certificate #: 1606728

Name(s) in which assessed:

ELIZABETH MARATEA

Year of Issuance: 06/01/2017

25-00991P

on June 26, 2025 at 10:00 am.

May 23, 30; June 6, 13, 2025

May 12, 2025

Year of Issuance: 06/01/2017

BLOCK 170 OR 3511 PG 1038

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1606707

Name(s) in which assessed:

SCHULTZ TRUST

of Pasco, State of Florida

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

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

Dated this 29 day of May, 2025. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Vestalia Aylsworth, Esq. Plaintiff's attorney 21101 SW 198th Ave

Miami, FL 33187 May 23, 30; June 6, 13, 2025

25-01040P

#### THIRD INSERTION Notice of Application for Tax Deed 2025XX000043TDAXXX

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

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

22-24-16-0010-00A00-0010 GULF SIDE ACS PB 5 PG 118  ${\rm LOT\,1\,BLK\,A\,OR\,1770\,PG\,1592}$ Name(s) in which assessed: WENDY J TRINKNER

BETTE J JOHNSON DECEASED WENDY TRINKNER All of said property being in the County of Pasco, State of Florida

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

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

Pasco County Clerk & Comptroller Deputy Clerk By: Denisse Diaz May 23, 30; June 6, 13, 2025 Deputy Clerk

25-01003P

## THIRD INSERTION

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

That SJL GAMING INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance. the description of property, and the

names in which it was assessed are as

follows: Certificate #: 1608727 Year of Issuance: 06/01/2017 Description of Property:

10-26-19-0010-0120N-0060 TAMPA DOWNS RANCHETTES UNREC LOT 6 NORTH 1/2 SEC 12 DESC AS EAST 65.00 FT OF WEST 470.00 FT OF NORTH 1/4 OF NE 1/4 OF SW 1/4 OF NW 1/4 EXC NORTH 25.00 FT FOR RD

 $\mathrm{R/W\ OR\ 1397\ PG\ 964}$ Name(s) in which assessed:

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

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

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

May 23, 30; June 6, 13, 2025 25-01004P

## THIRD INSERTION

### Notice of Application for Tax Deed ${\bf 2025XX000030TDAXXX}$

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

THIRD INSERTION

Notice of Application for Tax Deed

2025XX000029TDAXXX

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

09-25-17-0010-00K00-0250 MOON LAKE ESTATES UNIT

1 PB 4 PGS 72-73 LOTS 25 & 26

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

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 23, 30; June 6, 13, 2025

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-00989F

Unless such certificate shall be

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1606466

Year of Issuance: 06/01/2017

BLOCK K OR 963 PG 1484

Name(s) in which assessed:

DONALD J BODWELL

PAUL G BODWELL JR

MARTHA L BODWELL

May 12, 2025

CAROL B BODWELL

25-00990P

#### 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  $33431;\,(561)\,571\text{-}0010$  ("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, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES 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 Deluca, 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 accom-modate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation

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

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

PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucalawgroup.com 25-06521

May 30; June 6, 2025

25-01060P

## 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 UNRE-CORDED PLAT OF SECTION 17 THAT PART OF FOLLOW-ING DESC LYING IN SECTION 17 COM AT SW COR LOT 85 BLOCK 144 MOON LAKE ES-TATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57 35"W 710.24 FT FOR POB TH CONT N87DG 57 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT 111 OR 3244 PG 657

Name(s) in which assess 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

## 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 UNRE-CORDED PLAT OF SECTION 16 THAT PART OF THE FOLLOW-ING DES LYING IN SECTION 16 COM AT SW COR OF LOT 85 BLOCK 144 MOON LAKE ESTATES UNIT TWELVE PB 5PGS 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 on June 26, 2025 at 10:00 am.

# THIRD INSERTION

## Notice of Application for Tax Deed 2025XX000038TDAXXX NOTICE IS HEREBY GIVEN,

That TALEEN KHZOUZ, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1610232

Year of Issuance: 06/01/2017 Description of Property: 26-24-21-0010-00000-0971 EAST LAKE PARK PB 7 PG 69 SOUTH 1/2 LOT 97 OR 4815 PG

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

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

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

May 12, 2025

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

May 23, 30; June 6, 13, 2025 25-00998P

> **CHECK OUT YOUR** LEGAL NOTICES ② Don floridapublicnotices.com



THIRD INSERTION

Notice of Application for Tax Deed

2025XX000034TDAXXX

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

MOON LAKE NO 14 R/P MB 6

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

25-00994P

on June 26, 2025 at 10:00 am.

PGS 47 , 48 LOTS 33 , 34 BLK 233 Name(s) in which assessed:

Year of Issuance: 06/01/2017

Description of Property: 21-25-17-014R-23300-0330

NOTICE IS HEREBY GIVEN,

assessed are as follows: Certificate #: 1607112

MARY R DEETER

of Pasco, State of Florida

RONALD D DEETER

PASCO COUNTY

#### 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

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

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED 5-6-2025

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

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

# 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 SOODG 06' 00"E ALG EAST BDY OF W1/4 OF NW1/4 OF SEC 1712.13 FT TH N84DG 17' 17"W 626.29 FT TO ELY R/W LINE OF PASCO RD TH N09DG 38' 23"W ALG SAID R/W LINE  $282.03\ FT\ MOL\ TO\ WEST\ BDY$ OF SEC TH NORTH ALG SAID WEST BDY 1371.72 FT TO POB OR 492 PG 179

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

manded in the petition.
UNDER SECTION 63.089, FLORI-DA STATUES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO AP-PEAR AT THIS HEARING CONSTI-TUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PA-RENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MI-NOR CHILD.

The minor child is identified as follows:

Name Date of Birth Place of Birth ASM 2020

Hillsborough County, Florida Physical Description of Respondent:

Age: 29 Race: African American

Hair Color: Black Eye Color: Brown

Approximate Height: unknown Approximate Weight: unknown

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

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

DATED

Nichole Alvarez/Sowles CLERK OF THE COURT Deputy Clerk

May 23, 30; June 6, 13, 2025 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

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

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000026TDAXXX

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

AUTON WOODS PB 21 PG 1 LOT

18 EXCEPT THAT PORTION THEREOF LYING WITHIN AU-

TON WOODS RE-PLAT UNIT

ONE PB 24 PG 92 OR 4705 PG

Year of Issuance: 06/01/2021

Description of Property: 25-24-21-0020-00000-0180

NOTICE IS HEREBY GIVEN,

ssessed are as follows:

451

Certificate #: 2000572

Name(s) in which assessed:

CONSECO FINANCE SERVICING CORP

May 12, 2025

GREEN TREE FINANCIAL

SERVICING CORPORATION

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

redeemed according to the law, the property described in such certificate

shall be sold to the highest bidder

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

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

THIRD INSERTION

Notice of Application for Tax Deed

2025XX000028TDAXXX

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

Year of Issuance: 06/01/2017

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

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-00988P

on June 26, 2025 at 10:00 am.

May 12, 2025

EST OF ERMA JEAN TELLIS

ESTATE OF ERMA JEAN

NOTICE IS HEREBY GIVEN.

assessed are as follows:

Description of Property:

311 SEE PF11

Certificate #: 1612395

Name(s) in which assessed:

TELLIS DECEASED

of Pasco, State of Florida

May 23, 30; June 6, 13, 2025

By: Denisse Diaz

Deputy Clerk

25-00986P

Unless such certificate shall be

25-00984P

## 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 sessed 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 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

**PUBLISH** 

**LEGAL NOTICE** 

Call **941-906-9386** 

and select the appropriate County name from the menu option

legal@businessobserverfl.com

Busines

FOURTH INSERTION

NOTICE OF ACTION FOR

DIVORCE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO, FLORIDA

Case No: 512025DR001088DRAXWS

YOU ARE NOTIFIED that an ac-

tion 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 origi-

nal with the clerk of this Court at 7530

Little Rd: New Port Richev, FL 34654

before service on Petitioners or imme-

diately thereafter. If you fail to do so, a

default may be entered against you for

Copies of all court documents in this

case, including orders, are available at

the Clerk of the Circuit Court's office.

You may review these documents upon

request.
You must keep the Clerk of the Cir-

cuit Court's office notified of your cur-

rent address. (You may file Designation

of Current Mailing and E-Mail Address,

Florida Supreme Court Approved Fam-

ily Law Form 12.915.) Future papers in

this lawsuit will be mailed or e-mailed

to the addresses on record at the clerk's

Family Law Rules of Procedure, re-

guires certain automatic disclosure of

documents and information. Failure to

comply can result in sanctions, includ-

CLERK OF THE CIRCUIT COURT

SEAL Deputy Clerk

25-00968P

ing dismissal or striking of pleadings

May 16, 23, 30; June 6, 2025

Dated: 5/12/25

WARNING: Rule 12.285, Florida

the relief demanded in the petition.

IN RE THE MATTER OF:

Tarpon Ŝprings, FL 34689

Jenifer Taylor,

William Taylor

TO:William Taylor

1703 Capri Lane

Respondent.

Petitioner

and

YOUR

or email

25-00985P

## 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 May 23, 30; June 6, 13, 2025

May 12, 2025

## 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

## By: Denisse Diaz Deputy Clerk

## 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

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

CIVIL DIVISION Case No. 2025CA001088CAAXES DESDEMONA KESSIE, Plaintiff, v. KWABENA ADJEI,

Defendant. To the following Defendant(s):

KWABENA ADJEI YOU ARE HEREBY NOTIFIED that an action for constructive trust and equitable lien on the following property in Pasco County, Florida: Lot 180 of EILAND PARK

TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 60 at Page 102, of the Public Records of Pasco County, Florida. has been filed against you and you are

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

DUE ON OR BEFORE JUNE 16TH, 2025

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

not provide transportation and cannot

accommodate for this service. Persons

with disabilities needing transporta-

tion to court should contact their lo-

cal public transportation providers for

information regarding transportation Dated: May 14, 2025

NICHOLE "NIKKI" ALVAREZ-SOWLES Pasco County Clerk & Comptroller (SEAL) By: Haley Joyner As Deputy Clerk

Attorney for Plaintiff 3226 W. Cypress St. Tampa, FL 33607 May 16, 23, 30; June 6, 2025

Frank Charles Miranda, PA

25-00975P



government body or corporation wants to take action that can affect individuals and the public at large.

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

## What is a public notice?

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

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