PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the SageBrush Community Development District

Notice is hereby given to the public and all landowners within the SageBrush Community Development District (the "District"), comprised of approximately 306.7 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

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

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email Scott Brizendine at sbrizendine@rizzetta.com or by phone at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Scott Brizendine, District Manager
June 13, 20, 2025 25-01160P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on June 25, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Wesley Elias
District Manager
June 13, 2025 25-01199P

FIRST INSERTION

Notice of Revised Meeting Date for Fiscal Year 2024-2025 July Board Regular Meeting Long Lake Ranch Community Development District

Notice is hereby given that the Thursday, July 3, 2025 regular meeting of the Board of Supervisors of the Long Lake Ranch Community Development District will now be held on Tuesday, July 8, 2025, at 6:00p.m. at the Long Lake Ranch Clubhouse, Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd, Lutz, Florida.

This meeting will replace the previously advertised meeting for Thursday, July 3, 2025. The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. There may be occasions when one or more supervisors will participate by telephone or other remote device.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District Manager via the email above or via phone at 407.698.5350, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Long Lake Ranch Community Development District
Patricia Thibault
(407) 698-5350
June 13, 2025 25-01213P

FIRST INSERTION

NOTICE
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:
ORDINANCE NO. 1500-25

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING TWO PARCELS TOTALING APPROXIMATELY 0.33 ACRES, MORE OR LESS, FROM OP (OFFICE PROFESSIONAL) TO R3 (MEDIUM DENSITY RESIDENTIAL), LOCATED AT THE NORTH EAST CORNER INTERSECTION OF NORTH AVENUE AND 12TH STREET, BEING PARCEL NUMBERS 02-26-21-0050-00000-0010 AND A PORTION OF PARCEL 02-26-21-0050-00000-0020, IN ZEPHYRHILLS, FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The public hearing will be held on June 23, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
June 13, 2025 25-01200P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Harvest Hills South Community Development District ("District") on July 15, 2025 at 10:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on June 6, 2025.

The Rules of Procedure may 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.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (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's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

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 twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at 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, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact 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 at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

Harvest Hills South Community Development District
District Manager
June 13, 2025 25-01201P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 HILL mobile home bearing vehicle identification number HF224B and all personal items located inside the mobile home. Last Tenant: Dora Ashlynn Shea-Corrigan and Gerald Corrigan. Sale to be held at: Imperial Courts Mobile Home Park, 5129 Sandpiper Road, New Port Richey, Florida 34652, (727) 494-6128.

June 13, 20, 2025 25-01210P

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 Pasco Process Service located at 27251 Wesley Chapel Blvd., # 602 in the City of Wesley Chapel, Pasco County, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of June, 2025.
Investigative Analysis LLC
June 13, 2025 25-01202P

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 Cameo Salon & Spa located at 1817 Collier Parkway in the City of Lutz, Pasco County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2025.
Cameo Salon Group, LLC
June 13, 2025 25-01164P

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 ECOPURE & CO. located at 10509 Bridgegate Hieghts Loop in the City of San Antonio, Pasco County, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4 day of June, 2025.
ANA CELIA DE ALMEIDA
June 13, 2025 25-01163P

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
Business Observer

FIRST INSERTION

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

NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of STAR REALTORS at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes.

SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation
June 13, 2025 25-01161P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 ROYA mobile home bearing vehicle identification number 13610682X and all personal items located inside the mobile home. Last Tenant: August Correia and Holly Correia. Sale to be held at: Orangewood Lakes MHC, 7850 Oldfield Road, New Port Richey, Florida 34653, (727) 243-5336.

June 13, 20, 2025 25-01211P

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 Sun Toyota of New Port Richey located at 3001 U.S. Highway 19 in the City of Holiday, Pasco County, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of June, 2025.
New Port Richey Automotive Management, LLC
June 13, 2025 25-01165P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
File No. 2025CP000555CPAXWS
PROBATE DIVISION
IN RE: ESTATE OF VINCENT JOSEPH DOUGHERTY Deceased.

The administration of the estate of Vincent Joseph Dougherty, deceased, whose date of death was January 17, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Thomas Dougherty
637 83rd Street
Brooklyn, New York 11228
Attorney for Personal Representative:
Rodolfo Suarez, Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
June 13, 20, 2025 25-01156P

FIRST INSERTION

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

NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of SUNCOAST TAMPA REALTORS at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes.

SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation
June 13, 2025 25-01162P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 DETR mobile home bearing vehicle identification number F1021669G and all personal items located inside the mobile home. Last Tenant: Roy Bradford Zweeres. Sale to be held at: Holiday RV & Mobile Home Park, 7515 December Drive, Port Richey, Florida 34668, (727) 494-6128.

June 13, 20, 2025 25-01209P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 MERC mobile home bearing vehicle identification number MF2264D and all personal items located inside the mobile home. Last Tenant: William Wood and William Francis Wood Jr. a/k/a William Wood. Sale to be held at: Holiday RV & Mobile Home Park, 7515 December Drive, Port Richey, Florida 34668, (727) 494-6128.

June 13, 20, 2025 25-01212P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001632
IN RE: ESTATE OF TERRI LEN MCMILLION, Deceased.

The administration of the estate of TERRI LEN MCMILLION, deceased, whose date of death was January 28, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Po Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 13, 2025.

ROBERT LABRIE
Personal Representative
3902 US Highway 411 South
Maryville, TN 37801
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
June 13, 20, 2025 25-01195P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025CP000858CPAXES
IN RE: Estate of GARY BRUCE JOHNSON, a/k/a GARY B. JOHNSON, a/k/a GARY JOHNSON, Deceased.

The administration of the estate of GARY BRUCE JOHNSON, a/k/a GARY B. JOHNSON, a/k/a GARY JOHNSON, deceased, whose date of death was DECEMBER 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 13, 2025.

Ancillary Personal Representative:
KATHLEEN MCNEIL
3330 Sharp Road
Adrian, MI 49221
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
June 13, 20, 2025 25-01196P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025CP000884CPAXES
IN RE: Estate of HARLEN H. JOHNSTON, a/k/a HARLAN H. JOHNSTON, Deceased.

The administration of the estate of HARLEN H. JOHNSTON, a/k/a HARLAN H. JOHNSTON, deceased, whose date of death was NOVEMBER 1, 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 ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 13, 2025.

Ancillary Personal Representative:
KATHLEEN MCNEIL
3330 Sharp Road
Adrian, MI 49221
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
June 13, 20, 2025 25-01155P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000853
Division Probate
IN RE: ESTATE OF JOAN FALCONE Deceased.

The administration of the estate of Joan Falcone, deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., 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.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Gail M. Smith
796 A Sacandaga Rd.
Scotia, NY
Attorney for Personal Representative:
Kimberly K. Muenter
Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
E-Mail: kmuenter@mortellarolaw.com
Secondary E-Mail:
kkmeunter@gmail.com
June 13, 20, 2025 25-01198P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000860ES
IN RE: ESTATE OF Mark Anthony Thompson Deceased.

The administration of the estate of Mark Anthony Thompson, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 13, 2025.

Personal Representative:
Elizabeth Jean Mallet
84 New Templeton Road
Hubbardston, Massachusetts 01452
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
June 13, 20, 2025 25-01159P

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0785-WS
IN RE: ESTATE OF WENTWORTH CHAPMAN WEBSTER a/k/a WENTWORTH C. WEBSTER Deceased.

The administration of the estate of WENTWORTH CHAPMAN WEBSTER a/k/a WENTWORTH C. WEBSTER, deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
DENNIS WEBSTER
6335 Halifax Dr.
New Port Richey, FL 34653
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
June 13, 20, 2025 25-01205P

FIRST INSERTION

NOTICE OF ACTION
(**formal notice by publication**)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000990CPAXES
IN RE: ESTATE OF BRIAN HUNTER, Deceased.
TO: UNKNOWN SPOUSE

YOU ARE NOTIFIED that a Petition for Curator 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: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before JULY 14, 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 June 6, 2025.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Beverly Bray
As Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01158P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000047TDAXXX
NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, 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 #: 2005656
Year of Issuance: 06/01/2021
Description of Property:
24-24-16-0050-00C00-0090
GULF COAST ACRES ADDITION PB 5 PG 145 N 350 FT OF LOT 9 BLOCK C SUBJECT TO A PERPETUAL EASEMENT DESC AS BEG AT NE COR TRACT 9 TH S0DG 06' 40"W ALG WEST RIGHT-OF-WAY LINE OF HICKS ROAD (AS PLATTED) 350.00 FT TH S89DG 56'07"W 22.50 FT TH N0DG 06' 40"E 340.00 FT TH S89DG 56' 07"W 299.115 FT NODG 07' 46"W 10.00 FT N89DG 56' 07"E 321.615 FT TO POB AS PER OR 3895 PG 790 OR 3902 PG 969
Name(s) in which assessed:
EFFIE DESKINS
REGISTERED AGENT
J & E CUSTOM CABINETS 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 July 17, 2025 at 10:00 am.

May 30, 2025

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01166P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000839-WS
IN RE: ESTATE OF LOUISE M. FISHER Deceased.

The administration of the estate of LOUISE M. FISHER, deceased, whose date of death was April 20, 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.

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

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

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

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

The date of first publication of this notice is: June 13, 2025.

Personal Representative:
s/Alan Don Bataille
ALAN DON BATAILLE
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA
Attorney
Florida Bar Number: 608483
WILLIAMS & ACKLEY PLC
10820 State Road 54, Suite 202
TRINITY, FL 34655
Telephone: (727) 842-9758
Fax: (727) 848-2494
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
June 13, 20, 2025 25-01157P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025CP000749CPAXES
IN RE: Estate of DOLORES ISABEL MILLER, a/k/a DOLORES I. MILLER, a/k/a DOLORES P. MILLER, a/k/a DOLORES MILLER, a/k/a DELORES P. MILLER, Deceased.

The administration of the estate of DOLORES ISABEL MILLER, a/k/a DOLORES I. MILLER, a/k/a DOLORES P. MILLER, a/k/a DOLORES MILLER, a/k/a DELORES P. MILLER, deceased, whose date of death was SEPTEMBER 21, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 13, 2025.

Ancillary Personal Representative:
SUSAN LOUISE DYER
427 Kings Creek Road, RR3
Ashton ON, K0A 1B0
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
June 13, 20, 2025 25-01197P

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-0742-WS
IN RE: ESTATE OF HELEN R. BERNER Deceased.

The administration of the estate of HELEN R. BERNER, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:
LOIS CARANGELO
7637 Rohuna Dr.
New Port Richey, Florida 34653
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
June 13, 20, 2025 25-01206P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000055TDAXXX
NOTICE IS HEREBY GIVEN,
That JANET SHEPARD, 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 #: 1909777
Year of Issuance: 06/01/2020
Description of Property:
35-25-16-0030-00100-0060
PORT RICHEY LAND CO SUB PB 1 PG 61 POR TR 1 DESC AS COM NE COR TR 1 TH S00DG 24' 43"W 386.00 FT TH N89DG 57' 30"W 350.00 FT FOR POB TH CONT N89DG 57' 30"W 30.00 FT TH N00DG 24' 43"E 386.00 FT TH S89DG 57' 30"E 30.00 FT TH S00DG 24' 43"W 386.00 FT TO POB SUBJECT TO ORIGINAL PORT RICHEY LAND COMPANY SUB ROAD R/W & SUBJECT TO AN INGRESS & EGRESS EASEMENT OR 3153 PG 1628
Name(s) in which assessed:
ROBERT P GAUSE TRUSTEE TRUST AGREEMENT DATED OCT 8, 1991 F/B/O THE GAUSE FAMILY
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 July 17, 2025 at 10:00 am.

May 30, 2025

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01174P

Q&A

Who benefits from legal notices?

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

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

LV18237_V25

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000048TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, 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 #: 2009154
Year of Issuance: 06/01/2021
Description of Property:
31-26-16-0050-00000-1300
CREST RIDGE GARDENS 2 PB 8 PG 3 LOT 130 OR 9618 PG 1211
Name(s) in which assessed:
ARKA HOMES LLC
SRINIVASULU KANDUKURU
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01167P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000049TDAXXX

NOTICE IS HEREBY GIVEN,
That PALLUM 401K PLAN, 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 #: 2009235
Year of Issuance: 06/01/2021
Description of Property:
31-26-16-0170-00000-3580
BUENA VISTA 2ND ADDITION PB 4 PG 108 LOT 358 OR 3098 PG 549
Name(s) in which assessed:
LOIS J ABEL
HAROLD L ABEL DECEASED
ESTATE OF LOIS J ABEL DECEASED
EITAN FISHBEIN TRUSTEE
THE 1843 HOYLE DRIVE LAND TRUST U/A/D NOVEMBER 2, 2024
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01168P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000065TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1811821
Year of Issuance: 06/01/2019
Description of Property:
33-26-16-0000-00200-0000
NW1/4 OF NW1/4 & SW1/4 OF NW1/4 OF SEC LYING NORTH OF THE MEAN HIGH WATER LINE OF DUCK SLOUGH; LESS & EXC THOSE PORTIONS LYING WITHIN MAGNOLIA ESTATES PHASE ONE PB 49 PG 22 & MAGNOLIA ESTATES PHASE TWO PB 51 PG 67 OR 8081 PG 1744
Name(s) in which assessed:
ALEX DEER
REGISTERED AGENT
TASU 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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01184P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000052TDAXXX

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 #: 2007895
Year of Issuance: 06/01/2021
Description of Property:
05-26-16-0180-01200-0020
PORT RICHEY LAND COMPANY SUB PB 1 PG 61 EAST 66 FT FO TRACT 12 EXC SOUTH 200 FT THEREOF OR 9760 PG 1380
Name(s) in which assessed:
TAI NGUYEN
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01171P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000059TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1910678
Year of Issuance: 06/01/2020
Description of Property:
17-26-16-0000-03100-002A
A 8.5 FT STRIP OF LAND THAT RUNS EAST/WEST & IS SOUTH OF & CONTIGUOUS TO THE FOLL DESC PROPERTY:COM SE COR OF LOT 26 BLOCK 3 OF WOODLAWN SUB PB 2 PG 52 TH SOUTH 80 FT TO POB TH WEST 153 FT TH SOUTH 55 FT TH EAST 153 FT TH NORTH 55 FT TO POB DB 19 PG 140
Name(s) in which assessed:
A N VEAL
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01178P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000063TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1808560
Year of Issuance: 06/01/2019
Description of Property:
21-25-16-0000-00100-0040
COM AT SE COR OF WEST PORT SUBDIVISION UNIT FOUR PB 13 PG 110 FOR POB TH N00DEG41'35"E 744.49 FT TH S89DEG14'16"E 74 FT TH S00DEG41'35"W 744.48 FT TH N89DEG14'16"W 74 FT TO POB OR 8577 PG 1652
Name(s) in which assessed:
KAROLY KIRBSZL
AQUAGRACE LLC
ROBERT WORTNER
REGISTERED AGENT
ESTATE OF KAROLY KIRBSZL 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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01182P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000062TDAXXX

NOTICE IS HEREBY GIVEN,
That LAURA SCHILLACI, 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 #: 1606941
Year of Issuance: 06/01/2017
Description of Property:
17-25-17-0030-02100-0170
BLK 21 MOON LAKE NO 3 MB 4 PGS 75 & 76 LOTS 17 & 18 RB 1111 PG 1403
Name(s) in which assessed:
PAUL STEVEN THOMPSON
KAREN THOMPSON
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01181P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000061TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1903279
Year of Issuance: 06/01/2020
Description of Property:
35-25-19-0000-00100-0141
SOUTH 75 FT OF FOLLOWING: COM AT SW CORNER OF SECTION 35 TH S89DG 26' 16"E 3199.36 FT FOR POB TH S89DG 26' 16"E 660 FT TH NORTH 1188.51 FT TH S89DG 21' 35"W 660 FT TH SOUTH 1174.67 FT TO POB OR 254 PG 439
Name(s) in which assessed:
PASCO PROPERTIES INC
ROBERT KRAMER
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01180P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000074TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1704263
Year of Issuance: 06/01/2018
Description of Property:
22-24-18-0000-01100-0040
COM AT NE COR OF LOT 22 BLK 6 PASCO LAKE ESTATES UNIT ONE PB 7 PG 19 TH S86DEG41'22"E 25.00 FT FOR POB TH S56DEG51'10"E 450.00 FT MOL TH S75DEG10'33"E 153.27 FT MOL TH S65DEG37'04"E 455.00 FT MOL TH N24DEG26'24"E 132.29 FT MOL TH N77DEG51'32"W 55.56 FT MOL TH N77DEG51'35"W 450.85 FT MOL TH N64DEG06'25"W 555.10 FT MOL TO POB OR 121 PG 576
Name(s) in which assessed:
WILLIAM JAY ROBINSON
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01193P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000056TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1811905
Year of Issuance: 06/01/2019
Description of Property:
23-26-15-0080-00000-0030
BAILEYS BLUFF ESTS - 6 B 8 P 118 NLY 25 FT LOT 3
Name(s) in which assessed:
ANNIE GRACE DANGELO
ELVIN W D'ANGELO
DECEASED
ANNIE GRACE D'ANGELO
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01175P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000060TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1902640
Year of Issuance: 06/01/2020
Description of Property:
25-24-20-0000-00400-0015
THAT PART OF E1/4(G) OF NE1/4 OF NW1/4 & THAT PART OF NW1/4 OF NE1/4 OF SEC LYING SOUTH OF OLD ST JOE RD OR 521 PG 466 OR 8261 PG 1784 OR 8271 PG 806
Name(s) in which assessed:
FREDERICK JACKSON HOOKS
FREDERICK JACKSON HOOKS DECEASED
GAYLE LOUISE HOOKS
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01179P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000054TDAXXX

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 #: 2004824
Year of Issuance: 06/01/2021
Description of Property:
16-25-17-0090-13500-0850
BLK 135 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 85, 86
Name(s) in which assessed:
RAYMOND LUCIER
ELEANOR LUCIER
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01173P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000051TDAXXX

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 #: 2007549
Year of Issuance: 06/01/2021
Description of Property:
33-25-16-0030-00000-0070
ALKEN ACRES PB 6 PG 99 LOT 7 OR 7002 PG 545
Name(s) in which assessed:
ENTRUST OF TAMPA BAY LLC
TERRY BOWDEN IRA #1846
JACK M CALLAHAN
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01170P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000072TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1711911
Year of Issuance: 06/01/2018
Description of Property:
34-26-16-0150-00000-00P0
CHELSEA PLACE UNIT THREE PB 31 PGS 21-24 LOT P SUBJECT TO AN NON-EXCLUSIVE PERPETUAL EASEMENT PER OR 3237 PG 1309 OR 3237 PG 1310
Name(s) in which assessed:
CARL A MINIERI REGISTERED AGENT
CHELSEA PLACE PRESERVE 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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01191P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000064TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1800154
Year of Issuance: 06/01/2019
Description of Property:
32-26-22-0010-02000-0020
CR SPGS B 2 P 24 E 50 FT OF W 550 FT TRS 20 & 29 OR 8128 PG 1280
Name(s) in which assessed:
PATRICIA EGGLESTON
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01183P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000053TDAXXX

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 #: 2005079
Year of Issuance: 06/01/2021
Description of Property:
21-25-17-0150-19400-0110
MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 11 & 12 BLOCK 194 OR 8092 PG 630
Name(s) in which assessed:
KENNETH E FORD REV LIV TRUST
KENNETH E FORD REVOCABLE LIVING TRUST U/T/D MAY 15 2002
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01172P

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000070TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1606945
Year of Issuance: 06/01/2017
Description of Property:
17-25-17-0030-02300-0380
MOON LAKE ESTATES UNIT 3 PB 4 PG 75 LOTS 38 & 39 BLOCK 23 OR 5254 PG 671
Name(s) in which assessed:
JUAN BROWN
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 July 17, 2025 at 10:00 am.
May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01189P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

Q&A
How much do legal notices cost?
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.
VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com
LV19227_V23

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000071TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1701048
Year of Issuance: 06/01/2018
Description of Property:
35-24-21-0020-00100-0015
CARVER HEIGHTS PB 4 PG 53 EAST 100 FT OF NORTH 50 FT OF LOT 1 BLOCK 1 OR 4962 PG 33
Name(s) in which assessed:
GARY L GRAY

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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01190P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000068TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1704609
Year of Issuance: 06/01/2018
Description of Property:
13-26-18-0000-00100-LAKE
POR OF KING LAKE DESC AS FOL: BEGIN 526.00 FT NORTH OF SW COR OF NE1/4 OF NE1/4 OF SEC TH INTO LAKE NORTH 459.00FT THEAST 660.00 FT TH NORTH 335. 00 FT TO NORTH BDY OF NE1/4 OF NE1/4 TH EAST 662.25 FT TH SOUTH 256.56 FT TH S37DEG50' 00"W 376.32 FT TO SHORELINE TH ALG SHORELINE N61DEG28'33"W 91.21 FT TH N53DEG56'00"W 10.0 FT TH INTO LAKE N37DEG40'00"E 190.00 FT TH WEST 457.45 FT TH S51DEG17'01"W 346.29 FT TH S25 DEG12'00"E 51.00 FT TO SHORELN TH SWLY ALG SHORELINE TO POB EXC PARCEL #3 AS DESCRIBED IN OR 5192 PG 1439 OR 5338 PG 1940
Name(s) in which assessed:
SKI LAKES LLC
DAVID BOGER 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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01187P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000069TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1701986
Year of Issuance: 06/01/2018
Description of Property:
11-26-21-0010-15900-0131
CITY OF ZEPHYRHILLS PB 1 PG 54 THAT PART OF LOTS 11,12 & 13 LYING SOUTH OF 5TH AVE IN BLOCK 159 OR 3865 PG 124
Name(s) in which assessed:
LOY C HARDWICK JR
TAMARA L HARDWICK

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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01188P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000067TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1811835
Year of Issuance: 06/01/2019
Description of Property:
34-26-16-0000-00500-0018
COM AT SW COR OF SEC TH N00DG 23'38"E 1729.72 FT TH S89DG36' 22"E 959.37 FT FOR POB TH N02 DG29'58"W 38.85 FT TH N71DG15' 15"E 55.09 FT TH N79DG52'35"E 73.67 FT TH S30DG53'14"W 125.00 FT TH 16.20 FT ALG ARC OF CV R RAD 445.00 FT CHD N58 DG04'11"W 16.20 FT TH N57DG01' 36"W 53.73 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 2002 PG 281 AKA CHELSEA PLACE DRAINAGE/ CONSERVATION EASEMENT PARCEL 5 OR 3231 PG 1918
Name(s) in which assessed:
CHELSEA PLACE PRESERVE INC
CARL A MINIERI
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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01186P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000057TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1806635
Year of Issuance: 06/01/2019
Description of Property:
29-26-17-0000-00100-0020
COM AT NW COR OF SECTION 29 TH S89DG 02' 03"E ALG NORTH BDY OF SECTION 29 420.00 FT FOR POB TH CONT ALG SAID NORTH BDY S89DG 02' 03"E 2338.08 FT TH S11DG 24' 15"E 43.04 FT TH S02DG 11' 14"E 247.33 FT TH S32DG 29' 06"W 221.92 FT TH N85DG 22' 05"W 69.96 FT TH S16DG 21' 03"W 266.03 FT TH S16DG 23' 59"W 354.07 FT TO A POINT ON A LINE LYING 250.00 FT NORTH OF & PARALLEL WITH SOUTH BDY OF N1/4 OF SECTION 29 TH S89DG 03' 42"E 386.12 FT TH S00DG 56' 18"W 250.00 FT TO S BDY OF N1/4 OF SAID SECTION 29 TH N89DG 03' 47"W 2380.53 FT TH N00DG 16' 25"E 1322.61 FT TO POB OR 3176 PG 1351 EXC WEST PASCO INDUSTRIAL PARK -PHASE II UNIT 3 PB 45 PGS 55-57
Name(s) in which assessed:
TAHITIAN EXCAVATING INC
RICHARD W BAKER
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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01176P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000073TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1711892
Year of Issuance: 06/01/2018
Description of Property:
34-26-16-0000-00400-0011
COM AT SW COR OF SEC 34 TH ALG WEST BDY OF SEC N00DEG23' 38"E 1238.31 FT TH S89DEG36' 22"E 70.00 FT TO ELY R/W LN OF SEVEN SPRINGS BLVD TH ALG SAID ELY R/W LN N00DEG23' 38"E 470.58 FT TH CONT N00DEG23' 38"E 798.91 FT TH N40DEG56' 03"E 719.53 FT FOR POB TH N49DEG03' 57"W 110.00 FT TH N40DEG56' 03"E 100.00 FT TH S49DEG03' 57"E 110.00 FT TH S40DEG56' 03"W 100.00 FT TO POB SUBJECT TO FLORIDA POWER EASEMENT PER OR 763 PG 1591 & SUBJECT TO DRAINAGE EASEMENT PER OR 1825 PG 193 OR 8982 PG 2746
Name(s) in which assessed:
DUCK SLOUGH PROPERTIES INC
THE WYNDHAM ORGANIZATION INC
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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01192P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000066TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1811841
Year of Issuance: 06/01/2019
Description of Property:
34-26-16-0000-00500-0070
COM AT SW COR OF SEC 34 TH N00 DG 23' 38"E 1238.31 FT TO WLY EXT OF NORTH BDY OF WYNDTREE PHASE I VILLAGE 1 & VILLAGE 2 PG 27 PGS 43-48 TH ALG WLY EXT OF SAID NORTH BDY & NORTH BDY LINE OF SAID WYNDTREE PHASE I VILLAGE 1 & VILLAGE 2 & ELY EXT THEREOF S89DG 36' 22"E 2585.38 FT TH N00DG 23' 38"E 2153.11 FT FOR POB TH N29DG 24' 18"W 35.42 FT TH S82DG 55' 37"W 44.19 FT TH S74DG 23' 33" W 73.18 FT TH S35DG 44' 18"W 32.21 FT TH N19DG 36' 22"W 124.55 FT TH S84DG 22' 39"E 38.65 FT TH N70DG 22' 51"E 81.65 FT TH S61DG 22' 27"E 65.10 FT TH N74DG 48' 22"E 21.21 FT TH S00DG 23' 38"W 94.91 FT TO POB SUBJECT TO AN CONSERVATION EASEMENT PER OR 3231 PG 1937 AKA CHELSEA PLACE DRAINAGE EASEMENT PARCEL 15 LESS & EXC POR LYING WITHIN CHELSEA PLACE RELEASE PARCEL 3 REVISED PER OR 7018 PG 574 OR 3231 PG 1918 OR 3231 PG 1937
Name(s) in which assessed:
CARL A MINIERI
REGISTERED AGENT
CHELSEA PLACE PRESERVE 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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01185P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000058TDAXXX

NOTICE IS HEREBY GIVEN,
That LAKIC ENTERPRISES 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 #: 1811842
Year of Issuance: 06/01/2019
Description of Property:
34-26-16-0000-00500-0080
COM AT NE COR OF LOT 55 OF CHELSEA PLACE UNIT TWO-A PB 28 PG 119 FOR POB TH ALG NORTH BDY OF SAID LOT 55 N89DG 36' 22"W 150.39 FT TO NW COR OF SAID LOT 55 TH N35DG 44' 18"E 32.21 FT TH N74DG 23' 33"E 73.18 FT TH N82DG 55' 37"E 44.19 FT TH S29DG 24' 18"E 35.42 FT TH S00DG 23' 38"W 21.46 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 2002 PG 281 OR 1827 PG 1794 OR 1840 PG 1246 OR 1874 PG 594
Name(s) in which assessed:
CHELSEA PROPERTIES INC
PAUL CREEDY 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 July 17, 2025 at 10:00 am.

May 30, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025
25-01177P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025-CA-000849
CROSSCOUNTRY MORTGAGE, LLC
Plaintiff, vs.
RICKY ALLEN CRAIGHEAD, et al.,
Defendants.

To: RICKY ALLEN CRAIGHEAD
4816 PANORAMA AVE,
HOLIDAY E, FL 34690
LAST KNOWN ADDRESS: STATED;
CURRENT ADDRESS: UNKNOWN
UNKNOWN SPOUSE OF RICKY ALLEN CRAIGHEAD
4816 PANORAMA AVE, HOLIDAY E, FL 34690
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 571, CREST RIDGE GARDENS - UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113, 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 7/14/25 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 6th day of June, 2025.

Nikki Alvarez-Sowles, Esq.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Haley Joyner
Deputy Clerk
DELUCA LAW GROUP PLLC
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
service@delucalawgroup.com
24-06419
June 13, 20, 2025 25-01153P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA000568CAAXWS
NATFONSTAR MORTGAGE LLC
PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, UENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANTONIA SCHULEWITZ, ET AL.,
DEFENDANT(S).

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors. trustees and all others who may claim an interest in the estate of Antonia Schulewitz
Last Known Address: 12417 Dearborn Dr. Unit B, Hudson, FL 34667
Current Residence: UNKNOWN
TO: Unknown spouse of Antonia Schulewitz
Last Known Address: 12417 Dearborn Dr, Unit B. Hudson, FL 34667
Current Residence: UNKNOWN
TO: Alfredo Busano
Last Known Address: 5 Quincy Cir South Barrington, IL 60010
Current Residence: UNKNOWN
TO: Giuseppe Busano
Last Known Address: 12417 Dearborn Dr, Unit 8, Hudson, FL 34667
Current Residence: UNKNOWN
TO: Nicola Busano
Last Known Address: 807 Hale St, Marengo, IL 60152
Current Residence: UNKNOWN

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

UNIT NO. B, BUILDING 21 OF VILLAGE WOODS, PHASE III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O. R. BOOK 1082. PAGE 1933, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 20, PAGE 16, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OF INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 14, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 10th day of June, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Shakira Ramirez Pagan
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive,
Suite 900,
Coral Springs, FL 33071
24FL935-0213
June 13, 20, 2025 25-01204P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA002037CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURETTA ERVIN A/K/A LAURETTA E. ERVIN, DECEASED, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated June 9, 2025, issued in and for Pasco County, Florida, in Case No. 2024CA-002037CAAXWS, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURETTA ERVIN A/K/A LAURETTA E. ERVIN, DECEASED, LAURA FAY ROSS A/K/A LAURA SCHMIDT, RUTH EILEEN WAYNE A/K/A EILEEN WAYNE and BRUCE DOUGLAS WAYNE A/K/A BRUCE WAYNE are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 22, 2025, at in- electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 10-J, LESS THE WESTERLY 3.50 FEET THEREOF, AND THE WESTERLY 3.50 FEET OF LOT 9-J, FOREST HILLS UNIT NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 93; PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5130 Chime Way, Holiday, FL 34690

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

IMPORTANT

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.

Dated: This 10th day of June, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
June 13, 20, 2025 25-01194P

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024CC007174CCAXES
AGALLOCH CAPITAL, LLC,
Plaintiff, vs.
YAMAIZA JIMENEZ, et. al.
Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Uniform Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2024CC007174CCAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which AGALLOCH CAPITAL, LLC, is the Plaintiff and YAMAIZA JIMENEZ and UNKNOWN SPOUSE OF YAMAIZA JIMENEZ are defendants, Nikki Alvarez-Sowles, Esq., Clerk of the Court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with chapter 45 Florida Statutes, Pasco County, Florida on July 21, 2025 at 11:00 am, the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST ONE-HALF OF THE FOLLOWING PARCEL OF LAND:

WEST ONE-HALF OF THE SOUTH 117 FEET OF TRACT 80 OF ZEPHYRHILLS COLONY COMPANY, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 21 EAST, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL I.D. #:
33-25-21-0020-08000-0301
A/K/A 36795 CONLEY STREET, ZEPHYRHILLS, FL 33541

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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

See Americans with Disabilities Act

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext. 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Corey W. Szalai
Corey W. Szalai, Esq. FBN 1018220
Corey Szalai Law, PLLC
10333 Seminole Blvd., Unit 2
Seminole, Florida 33778
Telephone: (727) 300-1029
Facsimile: (844) 882-4703
Email: corey@cslawpllc.com
Attorney for Plaintiff
June 13, 20, 2025 25-01154P

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-001101-CAAX-WS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
NEIL PRICE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARCI PRICE; UNKNOWN SPOUSE OF NEIL PRICE; MARCI PRICE; 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 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL 34691

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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 04 day of June 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
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01041
June 13, 20, 2025 25-01152P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002028CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ANDRE ARAUJO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 29, 2025, and entered in 2024CA002028CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and ANDRE ARAUJO; UNKNOWN SPOUSE ANDRE ARAUJO; CONCORD STATION COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 03, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31, BLOCK G, CONCORD STATION PHASE 1 UNITS C, D, E AND F, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 3354 RENNES CT, LAND O LAKES, FL 34638

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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (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 10 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: amanda.murphy@raslg.com
24-211924 - MiM
June 13, 20, 2025 25-01207P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA001540CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
WILLIAM J. BILLINGS IV A/K/A WILLIAM BILLINGS, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated June 9, 2025, issued in and for Pasco County, Florida, in Case No. 2024CA-001540CAAXWS, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and WILLIAM J. BILLINGS IV A/K/A WILLIAM BILLINGS, UNKNOWN SPOUSE OF WILLIAM J. BILLINGS IV A/K/A WILLIAM BILLINGS N/K/A ERICA BILLINGS and CAPITAL ONE BANK (USA), N.A. are the Defendants.

The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 31, 2025, at in- electronic sale beginning at 11:00 AM, at www.pasco.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 1165, FOREST HILLS - UNIT NO. 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 22, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5550 Baroque Drive, Holiday, FL 34690

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

IMPORTANT

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.

Dated: This 10th day of June, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
June 13, 20, 2025 25-01203P

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V26

Q&A

Who benefits from legal notices?

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

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

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V21

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY **MILTON & ROSE FRIEDMAN**

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

> **The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.**

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

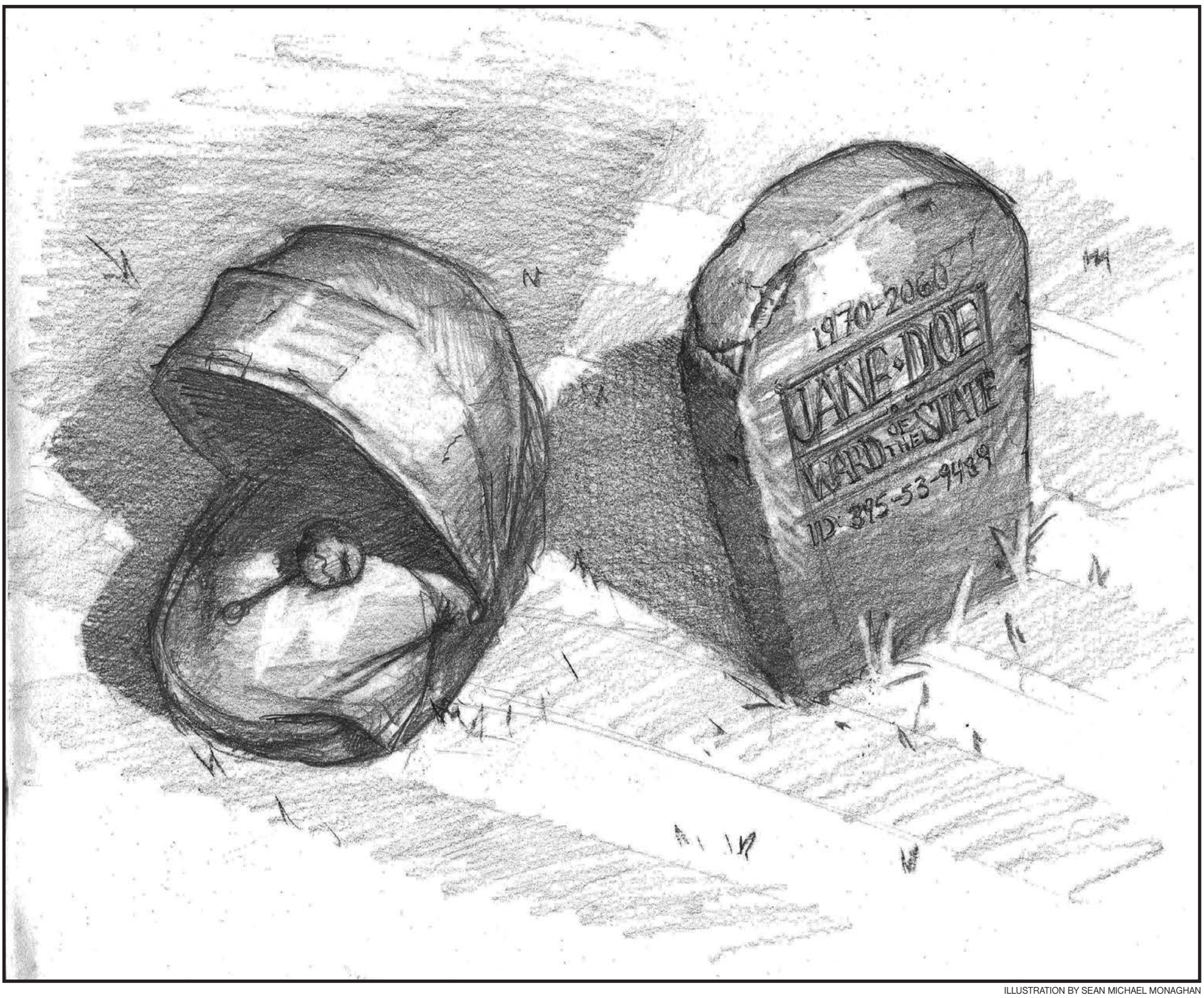

ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be abandoned when they were declared unconstitutional by the Supreme Courrt, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the "arsenal of democracy" and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than "unplanned capitalism."

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government's responsibility for maintaining "maximum employment, production and purchasing power" and, in effect, enacted Keynesian policies into law.

The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined "public interest" shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, "intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production."

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a "War on Poverty" in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of $2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was $160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the U.S. government and of the Soviet Union.

The war's effect on public attitudes was the mirror image of the depression's. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a "mess" saturated with fraud and corruption. As government has paid a larger share of the nation's medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 refuse 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 322QBXL

June 6, 13, 2025 25-01122P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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).

Name	Unit
Lawrence C. Lowe	G060

June 6, 13, 2025 25-01150P

COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- ESTATE ---

SECOND INSERTION

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

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

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

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

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

Signed on this 15th day of May, 2025, 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
June 6, 13, 2025 25-01138P

SECOND INSERTION

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 LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

ANTHONY A. TAYLOR
Personal Representative
817 Flyod Street
Fleming Island, Florida 32003

Lexy M. Bubley, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
June 6, 13, 2025 25-01133P

SECOND 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 PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave # 106D, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Wade Ward
12826 Denton Ave.
Hudson, Florida 34677

/s/ Amanda 0. Singleton
Amanda 0. Singleton Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 755-4316
E-Mail: amanda@singletonlegal.com
June 6, 13, 2025 25-01120P

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Business Observer
LV20878_V15

--- ESTATE ---

SECOND 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 PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 SECTION 733.702 WILL BE FOREVER BARRED.

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

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
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
June 6, 13, 2025 25-01142P

SECOND 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. 512025CP000646CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, FL 33523.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 NOTICE.

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS June 6, 2025.

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

SECOND 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 below.

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

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

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

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

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

The date of first publication of this notice is: June 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
June 6, 13, 2025 25-01140P

SECOND 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Alicia M. Kieffer
Personal Representative
1540 Little Mountain Road
Bethel, PA 19507
Rebecca Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 US-19 Highway
Port Richey, FL 34668
Telephone: (727) 848-3404
June 6, 13, 2025 25-01137P

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

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

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

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

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

Patty Lynn Burton
Personal Representative
5560 Frances Avenue
New Port Richey, FL 34653
Rebecca Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 US-19 Highway
Port Richey, FL 34668
Telephone: (727) 848-3404
June 6, 13, 2025 25-01136P

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

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

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

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

Personal Representative:
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

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

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

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

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

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

Personal Representative:
Pamela C. Larsen
6721 Hone Street
New Port Richey, Florida 34653
Attorney for Personal Representatives:
Ryan A. Doddridge, Esq. Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary E-Mail:
stacey@flprobatetrustlaw.com
June 6, 13, 2025 25-01139P

SECOND 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 Caryer, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Jonathan Caryer
7707 E. 25th Avenue
Tampa, Florida 33619
Attorney for Personal Representative:
Ashly Mae Guernaccini
Florida Bar Number: 1022329
AT CAUSE LAW OFFICE, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atcauselaw.com
June 6, 13, 2025 25-01118P

SECOND 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 address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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
June 6, 13, 2025 25-01119P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2025CO000442CPAXES
IN RE: ESTATE OF
ALBERT ROSEBURY MANDER, JR.,
Deceased.

The administration of the Estate of Albert Rosebury Mander, Jr., deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF ADMINISTRATION
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, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The estate is testate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer – client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

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 REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.

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
June 6, 13, 2025 25-01134P

SECOND 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 office.

Debby Bayne-Wayne, District Manager
June 6, 13, 20, 27, 2025 25-01096P

SECOND 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 of the sale specified.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:00 AM
Sale to be held at www.storagetreasures.com.
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
Time: 10:00 AM
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 # 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 # 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
Time: 11:15 AM
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, Byron

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
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 # 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 # 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
Time: 12:30 PM
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 - COLEY, INTIMATE SHERMIRA; 3276 - Winkelman, Justin; 3329 - Penick, Dale; 3345 - Keen, Delores; 3347 - Soto, Yajaira; RV22 - Celluzzi, Alexandra; RV44 - Bray, Josh

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storagetreasures.com.
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.
June 6, 13, 2025 25-01093P

SECOND INSERTION

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.

The administration of the estate of 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 representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
s/Donna Marie Smith
DONNA MARIE SMITH
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
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

SECOND 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, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address:
adiaz@bucelodiaz.com
Florida Bar No. 86918
June 6, 13, 2025 25-01135P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTIONS / SALES ---

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.: 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 SISCO, LESLIE SISCO, ROBIN SISCO, FRANCES NORFLEET,
Defendant(s),
TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, AND CREDITORS OF ESTELLA 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 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 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 DEFENDANT FOR THE RELIEF DEMANDED IN THE COMPLAINT OR PETITION. 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 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

SECOND 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, FLORIDA.
PROPERTY ADDRESS: 3236 BARBOUR TRL, ODESSA, FL 33556

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02652
June 6, 13, 2025 25-01111P

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V14

SECOND 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 THEREBY,
Defendants.
NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED

TO 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 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 property or subject to assessments or taxation 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=KRh5deaqNCIHtXonngFrTYNjiZvGwh.1, Meeting ID: 969 2952 4717, Passcode: 999970; +1-786-635-1003, 969 2952 4717, Passcode: 999970# One tap mobile: +17866351003,,96929524717#,,,,*999970# US (Miami) or +1-470-250-9358, Meeting ID: 969 2952 4717, Passcode: 999970# One tap mobile +14702509358,,96929524717#,,,,*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

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: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, 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 recorded at Plat Book 6, Page 139, and in JASMINE HEIGHTS UNIT FOUR PARTIAL REPLAT, a subdivision according to the plat thereof recorded at Plat Book 7, Page 13, all in the Public Records of Pasco County, Florida.
Address: 5134 Allamanda Drive, New Port Richey, FL 34642
Parcel Number: 08-26-16-0060-00000-1630

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

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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 24-CC-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 Wandering 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 as unclaimed.

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

Dated this 28th day of May, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER COURT

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

SECOND 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 STEVENSON A/K/A SHERYL L. STEVENSON A/K/A SHERYL LEE STEVENSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
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 CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1211 PAGES 792 THROUGH 988, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER 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 Raymer 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 services.

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: AccountsPayable@mccalla.com
24-11497FL
June 6, 13, 2025 25-01144P

SECOND 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 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, Florida:

LOT 99, THE LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED 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
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-001362
June 6, 13, 2025 25-01106P

--- ACTIONS / SALES ---

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. 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.
Defendant(s),
TO: 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,
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 FOLLOWS: BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 26, RANGE 21, RUN WEST 210.0 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, 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.

THIS NOTICE SHALL BE PUBLISHED 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 25-01114P

SECOND INSERTION

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
FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, v.
DENISE KELLO, and VICTOR KELLO,
Defendants.
Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure and the Order On Plaintiff's Motion To Reschedule Foreclosure Sale entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 23-CC-003995 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

Lot 12 Block Q Meadow Oaks Parcel I & Q according to the Plat thereof, recordcd in Plat Book 36 Pages 6 through 10, of the Public Records of Pasco County, Florida. ("Property")
Property Address: 13203 Golf Ridge Place, Hudson, Florida 34669

at public sale, to the highest and best bidder for cash at 10:00 a.m. on June 26, 2025. The sale shall be conducted online at http://www.pasco.realforeclose.com. 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 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."

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 25-01113P

SECOND INSERTION

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 SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
RICHARD TOMASELLO, et al.,
Defendants.
NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on July 9, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 21, Block 22, FLOR-A-MAR SECTION C-9 FIRST ADDITION, according to the plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Pasco County, Florida.
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 of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 29th day of May, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
June 6, 13, 2025 25-01115P

SECOND INSERTION

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 Febrnary, 2025 in Case No. 2022-CA-001384 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein judgment was entered in favor of Plaintiff, UMPQUA BANK, an 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 RECORDS OF PASCO COUNTY, FLORIDA. SITUATE IN THE COUNTY OF PASCO, STATE OF FLORIDA.
Address: 2721 Merchant Avenue, Odessa, FL 33556.

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.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

SHUMAKER, LOOP & KENDRICK, LLP
Post Office Box 49948
Sarasota, Florida 34230-6948
(941) 366-6660; (
941) 366-3999 Facsimile
Attorneys for Plaintiff
ajensen@shumaker.com
(primary e-mail)
ljackson@shumaker.com
(secondary e-mail)
alindsay-chin@shumaker.com
(secondary e-mail)
By: /s/Adria M Jensen
Adria M. Jensen
Florida Bar No. 011690
33132909vl
June 6, 13, 2025 25-01146P

SECOND 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.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

SECOND 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 DECEASED, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND THE SEVERAL AND RESPECTIVE UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST ANY CORPORATION OR OTHER LEGAL ENTITY NAMED AS A DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
LAST KNOWN RESIDENCE IS:
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: UNKNOWN

YOU ARE NOTIFIED that an action 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.
Together with a 1987 Fleetwood Mobile Home ID# LFLBA2BG263309632 and ID# LFLBA2AG263309632

has been filed against you. You are required to file written defenses with the clerk of the court and to serve a copy within thirty (30) days after the first publication on or before JULY 7, 2025 of this notice on Plaintiff's attorney, Anne M. Malley, P.A., 36739 State Road 52, Suite 105 Dade City, FL 33525, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 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
June 6, 13, 2025 25-01109P

SECOND 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, vs.
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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 12,13, AND 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7619 SUMMERTREE LN, NEW PORT RICHEY, FL 34653

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02584
June 6, 13, 2025 25-01107P

SECOND 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 RECORDED 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 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 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

--- ACTIONS / SALES ---

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE SIXTH JUDICIAL
CIRCUIT IN AND FOR PASCO
COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:2025CA000058CAAXES
4G RANCH, LLC,
a Florida limited liability company
Plaintiff, v.
ASSOCIATED INVESTORS, INC., a Florida corporation; OTTO POTTBERG; GEORGE YOOMAN also known as GEORGE W. YOEMAN; A.E. BURGIN; ROY H. LAIRD; HAROLD VANCE; FLORIDA SERVICE CORPORATION, INC. OF LIVE OAK, ALSO KNOWN AS, THE FLORIDA SERVICE CORPORATION OF LIVE OAK; JOHN W. OLVEY, JR.; L.W. WADSWORTH; J.E.B. BOONE; RICHARD SMITH; R.V. HODGE; B.E. QUINN, SR.; B.E. QUINN, JR.; H.J. STRIEF; JAMES A. DORSEY; R.J. FULLER; MYER A. RABINOWITZ; B.L. WOOLLEY; G.L. GILBERT; D.C. LATIMER; TIP RAY; L.L. WILLIAMS; NEIL MASTERSON, JR also known as NEILL MASTERSON, JR.; SOL BRONSTEIN; DABNEY COMPANY, a partnership; IVY T. RABINOWITZ, INDIVIDUALLY AND AS TRUSTEE; M.A. GENARO; GEORGE L. DABLY; R.G. STOREY & SONS; JACK C. BURLESON; JOHN K. KEYES; REUBEN BROOKS; DR. A.H. McCOY; EMMETTE F. GATHRIGHT; J.N. FAGIN; C.B. FAGIN; J.A. FAGIN; RUTH OLVEY WADSWORTH; PHILIP B. BERRY; NORTH CENTRAL OIL CORPORATION, a Delaware corporation; RUDMAN RESOURCES, INC., a Texas corporation; RUTH FALK BERRY; ARDEN A. ANDERSON; PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR; ROBERT S. DIX; E.G. STONE and MARYANN STONE also known as RUTH R. STONE; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD and MARGARET C. WARD, husband and wife; HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE; BETTY ANN WILLIAMS SEYMOUR; THOMAS COLEY WILLIAMS; MARY SUE POE BUTLER; SHARON KAY WILLIAMS CANNON; GENEVIEVE E. CROOKS; PATRICIA LAWRENCE; MELBA DIX; MAURINE GENECOV MUNTZ; DAN MCKENZIE; WILLIAM L. BALDWIN; MARY L. ALBRIGHT; JONATHAN B. WEAVER; FRANCIS G. BALDWIN III; ALRIC C.T. POTTBERG, TRUSTEE OF THE OTTO POTTBERG TRUST; M.B. RUDMAN; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON; ALRIC C.T. POTTBERG AND NCNB NATIONAL BANK OF FLORIDA, TRUSTEES OF THE OTTO POTTBERG TRUST; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; WILLIAM C. BAGBY; CARMEN FULTON BAGBY; SARAH CHAPMAN BAGBY HILL; CHARLES BARROW HILL; ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; NEW GENERATION PETROLEUM 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; BRIAN SPITZ, TRUSTEE OF 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 RIVERA GST TRUST; THE FROST BANK, TRUSTEE OF THE JUDITH TYCHER/PENNEY HARDY TYCHER GST TRUST; MYERS OIL COMPANY LLC; BLAIR BAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; E3 LAND & MINERALS, LLC, a Texas limited liability company; if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.

TO: Defendants, ASSOCIATED INVESTORS, 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. BURGIN; 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 FLORIDA 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. RABINOWITZ, 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. RABINOWITZ; B.L. WOOLLEY, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against B.L. WOOLLEY; G.L. GILBERT, if alive, and if dead, his/her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against G.L. GILBERT; D.C. LATIMER, 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 D.C. LATIMER; 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. WILLIAMS; 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 BRONSTEIN; DABNEY COMPANY, a partnership; IVY T. RABINOWITZ, INDIVIDUALLY 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. BURLESON, 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. McCOY; 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 WADSWORTH; 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 RESOURCES, 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. ANDERSON, 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. ANDERSON; 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 TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD; HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE; BETTY ANN WILLIAMS SEYMOUR, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against BETTY ANN WILLIAMS SEYMOUR; THOMAS COLEY WILLIAMS, 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 WILLIAMS 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; GENEVIEVE 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 GENEVIEVE E. CROOKS; PATRICIA LAWRENCE, 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 MAURINE 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 MCKENZIE; WILLIAM L. BALDWIN, if alive, and if dead, his unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against WILLIAM L. BALDWIN; MARY L. ALBRIGHT, if alive, and if dead, her unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MARY L. ALBRIGHT; JONATHAN B. WEAVER, 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. WEAVER; 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 POTTBERG 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 LILLY, 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 LILLY, 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 FLORIDA, TRUSTEES OF THE OTTO POTTBERG TRUST; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife, if alive, and if dead, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife; THOMAS G. THOMPSON; 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; CARMEN 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, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; NEW GENERATION PETROLEUM 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; BRIAN SPITZ, TRUSTEE 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 NATIONAL BANK, TRUSTEE OF THE JUDITH TYCHER/CINDY STERN GST TRUST; THE FROST NATIONAL BANK, TRUSTEE OF THE JUDITH TYCHER/TAMMY RIVERA GST TRUST; THE FROST BANK, TRUSTEE OF THE JUDITH TYCHER/PENNEY HARDY TYCHER GST TRUST; MYERS OIL COMPANY LLC; BLAIR BAX ENERGY, LLC, a Texas limited liability company; BAXSTO, LLC, a Texas limited liability company; BUFFY ENERGY, LLC, a Texas limited liability company; E3 LAND & MINERALS, LLC, a Texas limited liability company, and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others (collectively, "Unknown Defendants"), and all unknown persons, if alive, and if dead, or not known to be dead or alive, their unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under, or against the unknown persons, and others, and, and all other parties having or claiming to have any right, title or interest in the real property herein described.

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

EXHIBIT A

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

PARCEL 1

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

PARCEL 2

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

CONTINUED ON NEXT PAGE

--- ACTIONS / SALES / TAX DEEDS ---

CONTINUED FROM PREVIOUS PAGE

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 Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°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 875.45 feet; thence WEST, a distance of 371.93 feet to the POINT OF BEGINNING.SUBJECT TO (INGRESS AND EGRESS EASEMENT):An Ingress and Egress Easement 40 feet in width lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat Book 14, Pages 40-43, the Westerly boundary of said Easement described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52 for a POINT OF BEGINNING, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS.
In 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 25-01061P

FOURTH 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 ESTATES 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 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 services.
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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000030TDAXXX
NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606701
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-16800-0190
MOON LAKE ESTATES UNIT 10 PB 5 PG 128 LOTS 19-22 INCL BLOCK 168 OR 6366 PG 1833
Name(s) in which assessed:
WE 5 LLC
BRIAN M PHELAN
REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00990P

FOURTH 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 149
Name(s) in which assessed:
EBONE HAWKINS
AMBER HAWKINS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00998P

SECOND INSERTION

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

Name	Unit
Alysha E. Chappell	143
Duncan M. Hanson	7

June 6, 13, 2025 25-01130P

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com
LV20890_V2

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 24-DR-004777
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF ASM,
Adoptee.
TO: Charles W. Potter III
Address Unknown
YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Laurel C. Ackley, Esq., whose address is 2236 Ashley Oaks Circle, Ste. 102, Wesley Chapel FL 33544, on or before June 20, 2025, and file the original with the clerk of this Court at Pasco County Courthouse, 38053 Live Oak Ave. Dade City, FL. 33523 before service on Petitioners or immediately thereafter. There will be a hearing on the petition to terminate parental rights pending adoption on June 26, 2025 at 10:30 a.m. in courtroom TBD at the 38053 Live Oak Ave. Dade City, FL. 33523.
If you fail to do so, a default may be entered against you for the relief demanded in the petition.
UNDER SECTION 63.089, FLORIDA STATUES FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILD.
The minor child is identified as follows:
Name Date of Birth Place of Birth
ASM
2020
Hillsborough County, Florida
Physical Description of Respondent:
Age: 29
Race: African American
Hair Color: Black
Eye Color: Brown
Approximate Height: unknown
Approximate Weight: unknown
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
DATED
Nichole Alvarez/Sowles
CLERK OF THE COURT
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-01048P

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V4

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 512025DR01528ES
Stephanie Marie Romero,
Petitioner, And
Wilson Rafael Romero Rojas
Respondent,
TO: Wilson Rafael Romero Rojas
Respondent's last known address
unknown
YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage, has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Stephanie Marie Romero whose address is 37667 Aaralyn Rd, Zephyrhills FL 33542 on or before 6-9-2025 and file the original with the Clerk of Court, Pasco County Courthouse, 38053 Live Oak Ave, Dade City, Florida 33523, either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default be entered against you for the relief demanded in the Petition.
The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} None
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.
You must keep the Clerk of Circuit Court's Office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
DATED 5-6-2025
Nichole Alvarez/Sowles
CLERK OF THE COURT
Pasco County Clerk & Comptroller
(SEAL) By: /s/ Rita Meyer
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-01042P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000031TDAXXX
NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606707
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-17000-0110
MOON LAKE ESTATES UNIT 10 PB 5 PGS 128 TO 131 LOTS 11, 12 BLOCK 170 OR 3511 PG 1038
Name(s) in which assessed:
THE CARL E & PEARL H SCHULTZ TRUST
THE CARL E AND PEARL H SCHULTZ REVOCABLE TRUST
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00991P

THIRD INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001374CAAXWS
DIVISION: H
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs.
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

SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V34

--- TAX DEEDS ---

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000028TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1612395
Year of Issuance: 06/01/2017
Description of Property:
32-25-22-0000-06400-0000
SOUTH 50 FT OF NORTH 490 FT OF WEST 148 FT OF NE1/4 OF SW1/4 OF SEC OR 1493 PG 311 SEE PF11
Name(s) in which assessed:
EST OF ERMA JEAN TELLIS
ESTATE OF ERMA JEAN TELLIS DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00988P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000029TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606466
Year of Issuance: 06/01/2017
Description of Property:
09-25-17-0010-00K00-0250
MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 25 & 26 BLOCK K OR 963 PG 1484
Name(s) in which assessed:
DONALD J BODWELL
CAROL B BODWELL
PAUL G BODWELL JR
MARTHA L BODWELL
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00989P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000037TDAXXX

NOTICE IS HEREBY GIVEN,
That IL IRA INVESTMENTS LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005651
Year of Issuance: 06/01/2021
Description of Property:
24-24-16-0050-00C00-0047
GULF COAST ACRES ADDITION PB 5 PG 145 A PORTION OF LOT 4 BLOCK C DESC AS COM AT SW COR OF SAID LOT 4 BLOCK C GULF COAST ACRES ADDITION TH N00DEG 12' 02"E 1303.28 FT TO NW COR OF SAID LOT 4 TH N89DEG 45'43" E ALG NORTH BDY OF SAID LOT 160.98 FT FOR POB TH CONT N89DEG 47'43"E 160.97 FT TO NE COR OF SAID LOT 4 TH S00DEG10' 58"W ALG ELY BDY OF SAID LOT 4 260.51 FT TH S89DEG 46'01"W 160.51 FT TH N00DEG 11'30"E 260.59 FT TO POB THE WEST 25.00 FT LESS THE NORTH 100.00 FT RESERVED FOR INGRESS & EGRESS & FOR DRAINAGE AND/OR UTILITIES PURPOSES AKA PCL 7
Name(s) in which assessed:
BILLIE JO DESKINS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00997P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000035TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1609301
Year of Issuance: 06/01/2017
Description of Property:
20-25-20-0000-00600-0000
THAT PART OF W1/4 OF NW1/4 OF SEC LYING EAST OF R/W OF PASCO RD EXC SOUTH 932 FT THEREOF & EXC FOLL DESC FOR THEREOF: COM AT NW COR OF SEC FOR POB TH N89DG 59' 52"E ALG NORTH BDY OF SEC 667.39 FT TO NE COR OF W1/4 OF NW1/4 OF SEC TH S00DG 06' 00"E ALG EAST BDY OF W1/4 OF NW1/4 OF SEC 1712.13 FT TH N84DG 17' 17"W 626.29 FT TO ELY R/W LINE OF PASCO RD TH N09DG 38' 23"W ALG SAID R/W LINE 282.03 FT MOL TO WEST BDY OF SEC TH NORTH ALG SAID WEST BDY 1371.72 FT TO POB OR 492 PG 179
Name(s) in which assessed:
EST OF ROBERT B MCKENDREE
MINNIE M MCKENDREE PER REP
ESTATE OF ROBERT B MCKENDREE DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00995P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000043TDAXXX

NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2005510
Year of Issuance: 06/01/2021
Description of Property:
22-24-16-0010-00A00-0010
GULF SIDE ACS PB 5 PG 118 LOT 1 BLK A OR 1770 PG 1592
Name(s) in which assessed:
WENDY J TRINKNER
BETTE J JOHNSON DECEASED
WENDY TRINKNER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-01003P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000041TDAXXX

NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606728
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0100-18100-0400
BLK 181 MOON LAKE NO 10 PB 5 PGS 128 TO 131 LOTS 40, 41 OR 1897 PG 768
Name(s) in which assessed:
ELIZABETH MARATEA
ELAINE TADE
JOAN COLLARO
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-01001P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000024TDAXXX

NOTICE IS HEREBY GIVEN,
That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2004644
Year of Issuance: 06/01/2021
Description of Property:
10-25-17-0050-07000-0050
MOON LAKE ESTATES UNIT 5 PB 4 PGS 84 & 85 LOTS 5 & 6 BLOCK 70
Name(s) in which assessed:
ANTHONY J SEEBERGER
LEONARD J CONNORS DECEASED
JOAN M CONNORS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00984P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000026TDAXXX

NOTICE IS HEREBY GIVEN,
That CHARLES J WILSON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2000572
Year of Issuance: 06/01/2021
Description of Property:
25-24-21-0020-00000-0180
AUTON WOODS PB 21 PG 1 LOT 18 EXCEPT THAT PORTION THEREOF LYING WITHIN AUTON WOODS RE-PLAT UNIT ONE PB 24 PG 92 OR 4705 PG 451
Name(s) in which assessed:
CONSECO FINANCE SERVICING CORP
GREEN TREE FINANCIAL SERVICING CORPORATION
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00986P

FOURTH 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 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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000025TDAXXX

NOTICE IS HEREBY GIVEN,
That CHARLES J WILSON, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1905823
Year of Issuance: 06/01/2020
Description of Property:
09-25-17-0040-03900-0190
MOON LAKE ESTATES UNIT 4 PB 4 PGS 79-80 LOT 19 BLOCK 39 OR 1235 PG 1949 OR 9276 PG 1294
Name(s) in which assessed:
ANITA M ROESCH
RYAN TATE
ANITA M MANCINI
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00985P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000027TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606662
Year of Issuance: 06/01/2017
Description of Property:
15-25-17-0060-07600-0090
MOON LAKE NO 6 PB 4 PGS 90 & 91 LOTS 9 & 10 BLK 76 OR 1372 PG 656
Name(s) in which assessed:
HAROLD J CAULKINS
MARION A CAULKINS
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00987P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000032TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606923
Year of Issuance: 06/01/2017
Description of Property:
17-25-17-0020-00000-1110
MOON LAKE ESTATES UNRECORDED PLAT OF SECTION 17 THAT PART OF FOLLOWING DESC LYING IN SECTION 17 COM AT SW COR LOT 85 BLOCK 144 MOON LAKE ESTATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57' 35"W 710.24 FT FOR POB TH CONT N87DG 57' 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT 111 OR 3244 PG 657
Name(s) in which assessed:
MAE JORETTA ORWIG
EDGAR M ORWIG
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00992P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000036TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1607689
Year of Issuance: 06/01/2017
Description of Property:
11-24-18-0020-00F00-0180
TROJANTOWN UNIT 2 PB 6 PG 45 LOTS 18-19 BLOCK F OR 6400 PG 1935
Name(s) in which assessed:
BENNINGTON NATIONAL INC
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00996P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000033TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1606750
Year of Issuance: 06/01/2017
Description of Property:
16-25-17-0020-00000-1110
MOON LAKE ESTATES UNRECORDED PLAT OF SECTION 16 THAT PART OF THE FOLLOWING DES LYING IN SECTION 16 COM AT SW COR OF LOT 85 BLOCK 144 MOON LAKE ESTATES UNIT TWELVE PB 5 PGS 151-153 INCL TH N87DG 57' 35"W 710.24 FT FOR POB TH CONT N87DG 57' 35"W 247.81 FT TH N52DG 12' 56"W 130.53 FT TH N37DG 47' 04"E 715.37 FT TH S07DG 37' 40"W 660.00 FT TO POB AKA PART OF TRACT 111 OR 3244 PG 657
Name(s) in which assessed:
EDGAR M ORWIG
MAE JORETTA ORWIG
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00993P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000034TDAXXX

NOTICE IS HEREBY GIVEN,
That MARK H FINK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 1607112
Year of Issuance: 06/01/2017
Description of Property:
21-25-17-014R-23300-0330
MOON LAKE NO 14 R/P MB 6 PGS 47 , 48 LOTS 33 , 34 BLK 233
Name(s) in which assessed:
MARY R DEETER
RONALD D DEETER
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 26, 2025 at 10:00 am.
May 12, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-00994P

FOURTH 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 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 SUBDIVISION 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

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer
LV20968_V24