

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“Board”) of Harvest Hills South Community Development District (“District”) will hold public hearings and a regular meeting at 10:00 a.m. on July 15, 2025, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District’s Engineer’s Report, dated May 2025, (“Improvement Plan”). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager’s office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadway improvements, stormwater management system, water and wastewater utilities, landscape/hardscape/irrigation improvements, streetlights/undergrounding of electrical utilities, recreational amenities, environmental conservation, and other improvements, all as more specifically described in the Improvement Plan (“Improvements”), on file and available during normal business hours at the District Manager’s Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s Master Special Assessment Methodology Report, dated May 13, 2025 (“Assessment Report”), which is on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District’s assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit (“ERU”) basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$82,310,000 in debt to be assessed by the District, inclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU(per unit)	Maximum Principal (per unit)	Maximum Annual Installment(per unit)*
Townhome	0.50	\$37,739.91	\$3,566.32
Single Family 32’	0.64	\$48,307.08	\$4,564.89
Single Family 34’	0.68	\$51,326.28	\$4,850.19
Single Family 40’	0.80	\$60,383.85	\$5,706.11
Single Family 50’	1.00	\$75,479.82	\$7,132.64
Single Family 60’	1.20	\$90,575.78	\$8,559.16

*includes collection fees and early payment discount allowances

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Pasco County (“County”) tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 10:00 a.m. on July 15, 2025, at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager’s Office.

*Amount includes principal only, and not interest or collect costs

**Amount includes estimated 3% County collection costs and 4% early payment discounts

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

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

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

District Manager

RESOLUTION 2025-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND

ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Harvest Hills South Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s Engineer’s Report, dated May 2025, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

Whereas, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District’s Master Special Assessment Methodology Report, dated May 13, 2025, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

Section 4. The total estimated cost of the Improvements is \$59,681,158.59 (the “Estimated Cost”).

Section 5. The Assessments will defray approximately \$82,310,000.00, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

Section 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than (30) thirty yearly installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 13. This Resolution shall become effective upon its passage.

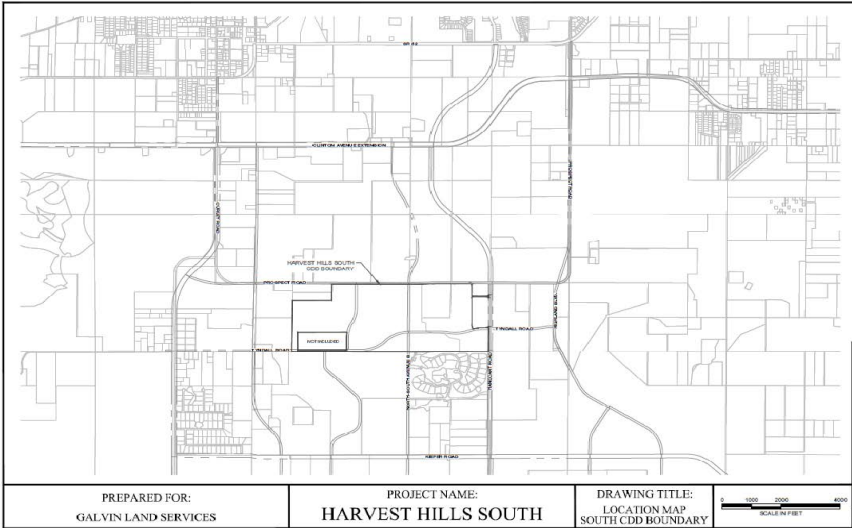
PASSED AND ADOPTED this 13th day of May, 2025.

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

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT
/s/ Rick Harcrow
Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer’s Report

Exhibit B: Master Special Assessment Methodology Report, dated May 13, 2025



June 20, 2025

25-01236P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
512025CP000952CPAXWS
Division I
IN RE: ESTATE OF
DENNIS R. COTE
Deceased.

The administration of the estate of DENNIS R. COTE, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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 20, 2025.

Personal Representative:
FLORIANNE B. COTE
5226 Falcon Drive
Holiday, Florida 34690
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
June 20, 27, 2025 25-01224P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Kristen Ferrell will engage in business under the fictitious name Moonlite Seer, with a physical address 10495 Gliding Eagle Way Land O Lakes, Florida 34638, with a mailing address 10495 Gliding Eagle Way Land O Lakes, Florida 34638, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. .
June 20, 2025 25-01250P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Shandi Frederick / SWEETPEA PRODUCTIONS LLC will engage in business under the fictitious name Frederick Fresh Cleaning Services, with a physical address 35767 Sunflower Hill Dr. Zephyrhills, FL 33541, with a mailing address 35767 Sunflower Hill Dr. Zephyrhills, FL 33541, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 20, 2025 25-01241P

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 D MART located at 15446 14TH STREET in the City of DADE CITY, Pasco County, FL 33523 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of June, 2025.
KUSH SHUKLA
June 20, 2025 25-01251P

FIRST INSERTION

Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Playful Pathways Pediatric Therapy located at 14941 Sheila Ann Dr, in the County of Pasco, in the city of Hudson, Florida 34669 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hudson, Florida, this 13th day of 06, 2025.
Michelle Lynn LLC
June 20, 2025 25-01226P

SAVE

TIME

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--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District

The Board of Supervisors (the “Board”) of the Waters Edge Community Development District (the “District”) will hold a public hearing and a meeting on July 24, 2025, at 5:00 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.watersedgecd.org/>, or may be obtained by contacting the District Manager's office via email at welias@rizzetta.com or via phone at (813) 994-1001 ext. 7860.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

	Proposed maximum annual ¹ FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
Townhomes	\$554.84	\$533.70	3.96%	\$21.14	\$1.76
SF 50/55'	\$554.84	\$533.70	3.96%	\$21.14	\$1.76
SF 60'	\$554.84	\$533.70	3.96%	\$21.14	\$1.76
SF 65'	\$554.84	\$533.70	3.96%	\$21.14	\$1.76
SF 70'	\$554.84	\$533.70	3.96%	\$21.14	\$1.76
SF 80'	\$554.84	\$533.70	3.96%	\$21.14	\$1.76

¹If approved this amount will serve as the “maximum rate” for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

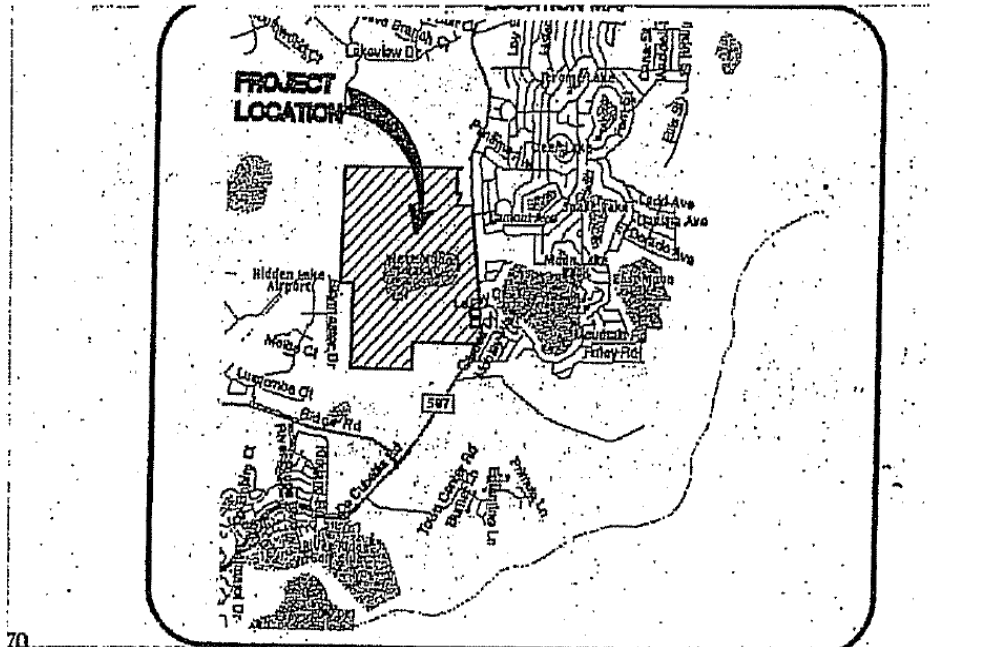
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Wesley Elias
District Manager



June 20, 202525-01242P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 VENT mobile home bearing vehicle identification number 16192822V and all personal items located inside the mobile home. Last Tenant: Javier Segui and Jody Jill Illingworth. Sale to be held at: Holiday RV & Mobile Home Park, 7515 December Drive, Port Richey, Florida 34668, (727) 494-6128.
June 20, 27, 202525-01243P

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 Kohr Collection located at 1156 Multiflora Loop in the City of Lutz, Pasco County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of June, 2025.
Kohr Holdings, LLC
June 20, 202525-01239P

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 Kohr Properties located at 1156 Multiflora Loop in the City of Lutz, Pasco County, FL 33558 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of June, 2025.
Kohr Holdings, LLC
June 20, 202525-01240P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025CP000667AXES
IN RE: The Estate Of MERNAL L. SCHMIDT, Deceased.

The administration of the Estate of Merna L. Schmidt, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit, Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 20, 2025.

Personal Representative:
Eric Klein
1395 Bluebird Lane
Eagle River, WI 54521
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2696
Zephyrhills, Florida 33539
Phone: (813) 220-3245
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
June 20, 27, 202525-01223P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000768CPAXWS
IN RE: ESTATE OF MICHAEL STEVEN BALCO, AKA MICHAEL BALCO Deceased.

The administration of the estate of MICHAEL STEVEN BALCO, also known as MICHAEL BALCO, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 20, 2025.

MICHAEL OWEN BALCO
Personal Representative
2207 NE 17th Terrace
Cape Coral, FL 33909
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
rhartt@hnh-law.com
June 20, 27, 202525-01218P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512025CP000080CPAXES
Division Probate
IN RE: THE ESTATE OF BERNICE ALBERTA HANSON Deceased.

The administration of the Estate of Bernice Alberta Hanson, deceased, whose date of death was June 12, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38055 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERJODS 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 20, 2025.

Personal Representatives:
Linda L. Bosch
34 Red Barn Rd
Monroe, Me 04951
Attorney for Personal Representatives:
Attorney
Robert C. Burnette, Esquire
Florida Bar Number: 0159816
5710 Gall Boulevard, Suite C
Zephyrhills, FL 33542
Telephone: (813) 788-6800
Fax: (813) 322-3588
E-Mail: rcburnettepa@gmail.com
June 20, 27, 202525-01229P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000927
IN RE: ESTATE OF KEVIN L. KNORR Deceased.

The administration of the estate of Kevin L. Knorr, deceased, whose date of death was March 29, 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.

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

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000962
IN RE: ESTATE OF JAMES MASON FRITZ, A/K/A JAMES M. FRITZ Deceased.

The administration of the estate of JAMES MASON FRITZ, a/k/a JAMES M. FRITZ, deceased, whose date of death was March 21, 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.

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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
ASHTON FRITZ
14020 Mississinewa Dr
Carmel, Indiana 46033
Attorney for Personal Representative
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive,
Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
June 20, 27, 202525-01256P

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

01227_X23

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-000621 IN RE: ESTATE OF EDMUND FRANCIS SAMPSON JR., Deceased. The administration of the estate of EDMUND FRANCIS SAMPSON JR, deceased, whose date of death was August 30, 2023; is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2024-CP-000621; the mailing address of which is Robert D. Sumner Judicial Center, 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. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 20, 2025. Personal Representative Taylor Sampson 4732 Capron St New Port Richey, FL 34653 MATTHEW D. WOLF, ESQ. Ivanov & Wof, PLLC 3310 W. Cypress St Suite 206 Tampa, FL 33607 Ph: (813) 870-6396 FL Bar No.: 92611 June 20, 27, 202525-01222P

FIRST INSERTION
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001030 IN RE: ESTATE OF GERTRUDE A. ALLEY Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Gertrude A. Alley, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 8, 2024; that the total value of the estate is \$5,875.75 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Susan Russell 8511 Inwood Drive Hudson, Florida 34667 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. Person Giving Notice: Susan Russell 8511 Inwood Drive Hudson, Florida 34667 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 June 20, 27, 202525-01237P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-923 IN RE: ESTATE OF ZAIDA H. BERRIOS Deceased. The administration of the estate of ZAIDA H. BERRIOS, deceased, whose date of death was November 16, 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. 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 20, 2025. Personal Representative: ESTHER B. WATSON 3406 Oak Trail Dr. Rowlett, Texas 75088 Attorney for Personal Representative: /S/CHRISTINA KANE CHRISTINA KANE, Attorney Florida Bar Number: 97970 LYONS LAW GROUP PA 8362 Forest Oaks Blvd. Spring Hill, FL 34606 Telephone: (352) 515-0101 Fax: (352) 616-0055 E-Mail: ckane@lyonslawgroup.com Secondary E-Mail: cyndi@lyonslawgroup.com June 20, 27, 202525-01245P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000577CPAXES Division: Probate IN RE: ESTATE OF DANIEL PAUL STAHL (A/K/A DANIEL P. STAHL A/K/A DANIEL STAHL) Deceased. The administration of the estate of Daniel Paul Stahl (a/k/a Daniel P. Stahl a/k/a Daniel Stahl), 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. 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, 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 20, 2025. Personal Representative: Jessica Keith 2111 Bluestone Drive Findlay, Ohio 45840 Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2611 Keystone Road, Suite B-1 Tarpon Springs, Florida 34688 Telephone: (727) 287-6316 Fax (727) 287-6317 TanyaBell@BellLawFirmFlorida.com Felicia@BellLawFirmFlorida.com June 20, 27, 202525-01217P

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 51-2024-CA-001511 WS DIVISION: J2/J6 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KAREN JEAN LEASURE AKA KAREN LEASURE AKA KAREN J. LEASURE, DECEASED, Def., Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 2, 2025, and entered in Case No. 51-2024-CA-001511 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Karen Jean Leasure aka Karen Leasure aka Karen J. Leasure, deceased , Florida Housing Finance Corporation, Betty Jean Hutson, Candy Etue, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 14, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 1073, LESS THE WEST-2 FEET THEREOF, IN FOREST HILLS, UNIT TWENTY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 51 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5724 MOSAIC DR 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. 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. Dated this 12 day of June, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad, Esq. IN/24-008141 June 20, 27, 202525-01220P

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA003252CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. THOMAS H GORECKI JR, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2025, and entered in 2024CA003252CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THOMAS H GORECKI JR; JAIME L GORECKI 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 09, 2025, the following described property as set forth in said Final Judgment, to wit: THE EAST 200 FEET OF LOT 118 OF THE UNRECORDED PLAT OF LONG LAKE ESTATES UNIT THREE, LYING IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA FURTHER DESCRIBED AS FOL-

FIRST INSERTION
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2024CA000380CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 13, 2024 and an Order Resetting Sale dated June 04, 2025 and entered in Case No. 2024CA000380CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN

FIRST INSERTION
NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY GENERAL CIVIL DIVISION CASE NO: 2025-CA-0420 KENTON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF KENTON COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF KENTON COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE

FIRST INSERTION
LOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 3, THENCE RUN ALONG THE WEST LINE OF SAID SW 1/4, SOUTH 0 DEGREES 26'10" WEST; 2684.0 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SECTION 3, SOUTH 89 DEGREES 26'02" EAST, 979.96 FEET FOR A POINT OF BEGINNING THENCE RUN NORTH 0 DEGREES 33'58" EAST, 292.28 FEET; THENCE NORTH 20 DEGREES 36'02" EAST, 25.0 FEET THENCE SOUTH 69 DEGREES 23'58" EAST 292.80 FEET; THENCE 25.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 821.0 FEET AND A CHORD OF 25.60 FEET WHICH BEARS SOUTH 70 DEGREES 17'34" EAST; THENCE SOUTH 18 DEGREES 48'50" WEST, 25.0 FEET; THENCE SOUTH 0 DEGREES 33'58" WEST 183.32 FEET; THENCE NORTH 89 DEGREES 26'02" WEST, 300.0 FEET TO THE POINT OF BEGINNING. Property Address: 13206 TYRONE ST, HUDSON, FL 34667 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

FIRST INSERTION
PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on July 10, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 185, WILLIAMS DOUBLE BRANCH ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 106 THROUGH 112, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2005 MANUFACTURED HOME, I.D. NO(S). FLHML3F173728585A/B. TITLE NO(S). 95148506 AND 95148392, RP DECAL NO(S). 12419546 AND 12419548. 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

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 17 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 24-247811 - MaM June 20, 27, 202525-01248P

ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 6/12/2025. Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 1496-198755 / TM1 June 20, 27, 202525-01228P
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AFFECTED IN ANY WAY THEREBY: Kenton Community Development District (the "District") having filed its Complaint for validation of not to exceed \$22,270,000 Kenton Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), 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 planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, 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, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. DONE AND ORDERED in Pasco County, Florida this ____ day of ____, 2025. Electronically Conformed 6/11/2025 The Honorable Alicia Polk Circuit Court Judge June 20, 27, 202525-01216P

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA002468CAAXES UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. CAROLYN ANNE HILL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2025, and entered in 2024CA002468CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and CAROLYN ANNE HILL; OAK GROVE P.U.D. HOMEOWNERS 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 10, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 86, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 98 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 24910 OAKHAVEN CT, LUTZ, FL 33559</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section</p>	<p>45.031.</p> <p>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.</p> <p>Dated this 17 day of June, 2025.</p> <p>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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 24-229904 - MiM June 20, 27, 2025 25-01247P</p>

FIRST INSERTION	
<p>NOTICE OF 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, Pasco County, shall sell the property situated in said county, described as:</p> <p>Lot 36, as shown and set out on the Plat entitled "MITCHELL RANCH SOUTH PHASE II", recorded in Plat Book 79, Pages 81 through 84, of the Official Records of Pasco County, Florida.</p> <p>PARCEL ID NO.: 26-26-16-0060-00000-0360 ("Property")</p> <p>Property Address: 8636 Prairie Creek Drive, Trinity, Florida 34655</p> <p>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</p>	<p>an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 30th day of May 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 June 20, 27, 2025 25-01234P</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No. 2025CC000964CCAXES FLORIDA ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, v. D.A.R.N. Investment Properties, Inc. AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, N/K/A WANDA BIANCO, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2025CC000964CCAXES of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein D.A.R.N. Investment Properties, Inc. and any All Unknown Person(S) In Possession of the Subject Property, n/k/a Wanda Bianco are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on July 23, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>Lot 30, FLORIDA TRAILER ESTATES ADDITION, according to the map or plat thereof as recorded in Plat Book 7, Page 1, public records of Pasco County, Florida, LESS road right-of-way, together with a 1960 GARD mobile home, vehicle identification number 60421303, title number 44631689 (the mobile home is permanently affixed to the property and the mobile home title has been cancelled/retired).</p>	<p>commonly known as 6403 Midland Street, Zephyrhills, FL 33542 Parcel Identification Number 02-26-21-0100-00000-0300</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated June 6, 2025</p> <p>/s/ Jonathan James Damonte Jonathan James Damonte B.C.S. Florida Bar #299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, Florida 33778 Telephone: (727) 586-2889 Telecopier: (727) 581-0922 Attorney for Plaintiff June 20, 27, 2025 25-01214P</p>

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2024CA002577CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. GARY A. GOODMAN A/K/A GARY GOODMAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated May 28, 2025, and entered in Case No. 2024CA-002577CAAXWS of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and GARY A. GOODMAN A/K/A GARY GOODMAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m., on July 16, 2025, the following described property as set forth in said Order or</p>	<p>Final Judgment, to-wit:</p> <p>LOT 695, CREST RIDGE GARDENS-UNIT SEVEN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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.</p> <p>In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>DATED June 11, 2025.</p> <p>By: /s/Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-207930 / BJB June 20, 27, 2025 25-01232P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA000340CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2025, and entered in 2023CA000340CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED; NATALIE RENEE ROGERS; FLORIDA HOUSING FINANCE CORPORATION; GOODLEAP, LLC; DAMIAN ROGERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED; DAMIEN ANDREW ROGERS 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 10, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 2571, EMBASSY HILLS UNIT TWENTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED</p>	<p>IN PLAT BOOK 17, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 9105 LEDGESTONE LN, PORT RICHEY, FL 34668</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>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.</p> <p>Dated this 17 day of June, 2025.</p> <p>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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 23-091442 - NaC June 20, 27, 2025 25-01246P</p>

FIRST INSERTION		
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION Case No: 2025CC000963CCAXWS USAA Federal Savings Bank Plaintiff, -vs.- Andrae K. Riley and Melissa S. Benjamin Defendant(s). TO: Andrae K. Riley: LAST KNOWN ADDRESS: 5630 Casino Dr, Holiday, FL 34690 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective</p>	<p>unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Pasco County, Florida, more particularly described as follows:</p> <p>2014 Mercedes-Benz G-Class (VIN No: WDCYC3HF9EX216586)</p>	<p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before 7/21/2025</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please</p>

FIRST INSERTION	
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION Case#: 2025CA001613CAAXWS DIVISION: J3 Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard Fitzherbert a/k/a Richard Lee Fitzherbert a/k/a Richard L. Fitzherbert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al. Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard Fitzherbert a/k/a Richard Lee Fitzherbert a/k/a Richard L. Fitzherbert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, ifliving, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real</p>	<p>property, lying and being and situated in Pasco County, Florida, more particularly described as follows:</p> <p>LOT 2221, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>more commonly known as 4036 Grayton Drive, New Port Richey, FL 34652.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before JULY 21ST, 2025 and file the original with the clerk of this Court either before with service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court on the June 16, 2025.</p> <p>Nikki Alvarez-Sowles Circuit and County Courts By: Haley Joyner Deputy Clerk 25-333028 FCol CXE June 20, 27, 2025 25-01244P</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CC000047CCAXES HILLCREST ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, v. LAWRENCE J. DAUGHERTY a/k/a LAWRENCE J. DAUGHERTY, JR. a/k/a JOY ALLISON LINEHAM, PASCO COUNTY CLERK & COMPTROLLER, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2025CC000047CCAXES of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein HILLCREST ESTATES, INC., a Florida not-for-profit corporation, is the Plaintiff and LAWRENCE J. DAUGHERTY a/k/a LAWRENCE J. DAUGHERTY, JR. a/k/a JOY ALLISON LINEHAM, PASCO COUNTY CLERK & COMPTROLLER, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on July 23, 2025, the following described property as set forth in said Final Judgment, to wit:</p>	<p>The North 82.5 feet of the South 165 feet of the West 77.5 feet of the East 482.5 feet of Tract 89, lying in Section 1, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. Subject to an easement over the South 12.5 feet thereof for ingress and egress.</p> <p>Property Address: 39019 Heath Drive, Zephyrhills, FL 33542 Parcel Identification Number: 01-26-21-0010-08900-0160</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated June 6, 2025</p> <p>/s/ Jonathan James Damonte Jonathan James Damonte B.C.S. Florida Bar #299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, Florida 33778 Telephone: (727) 586-2889 Telecopier: (727) 581-0922 Attorney for Plaintiff June 20, 27, 2025 25-01215P</p>

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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--- ACTIONS / SALES ---	
FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025CA001720CCAXES WILLIE JAMES CRAIG AND HERSHEL CRAIG, Plaintiffs, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUCILE WILSON, DECEASED, Defendants. TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LUCILE WILSON, DECEASED; Whose last known residence(s) is/are: 493 8th Ave. North, Saint Petersburg, FL 33701 YOU ARE HEREBY NOTIFIED you are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiffs attorney, Corey W. Szalai, Esq., Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, Telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first publication of this Notice of Action in the Business Observer or by 7/21/2025, the nature of this proceeding being a suit for foreclosure of a mortgage against the following described property, to wit: The SE ¼ of the NE ¼ of the SE ¼ of Section 32, Township 25 South, Range 22 East, EXCEPT the North 208.71 feet of the West 208.71 feet thereof; EXCEPT the West 156.0 feet of the East 176.0 feet of the South 438.85 feet of the North 468.85 feet thereof; EXCEPT the North 30.0 feet thereof; EXCEPT the East 20.0 feet there-</p>	<p>of; EXCEPT the South 20.0 feet thereof, AND EXCEPT the following: Commence at the NE corner of said SE ¼ of the NE ¼ of SE ¼, thence run S 89°53' W, along the North boundary of said SE¼ of the NE¼ of the SE¼, 329.40 feet, thence run South 145.90 feet, thence S 77°25' W, 18.0 feet for a Point of Beginning; thence continue S 77°25' W, 100.0 feet, thence South 150.0 feet, thence N 77°25' E, 100.0 feet, thence North 150.0 feet to the Point of Beginning; said parcel containing a net 6.24 acres, more or less, Pasco County, Florida. PARCEL I.D. #: 32-25-22-0000-09000-0000 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Corey W. Szalai, Esq., Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, Telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first date of publication of this Notice in the Business Observer, then 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 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 at Pasco County this 18th day of June, 2025. Clerk of Circuit Court By: (SEAL) Haley Joyner Deputy Clerk June 20, 27; July 4, 11, 2025 25-01255P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA004191CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. KELLY LYNCH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH 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 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 10 AND 11, BLOCK 28, MOORE'S FIRST ADDITION TO THE TOWN OF ZEPHYRHILLS, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 57, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4734 16TH ST, ZEPHYRHILLS, FL 33542 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>	<p>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 17 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 19-387656 - NaC June 20, 27, 2025 25-01249P</p>

FIRST INSERTION	
<p>NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA001395CAAXES DIVISION: Y Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Gregory Wayne Williams 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 N.R. Williams, Defendants. TO: Estate of N.R. Williams 120 Polaris Place Freeport, Florida 32439 YOU ARE NOTIFIED that a Com-</p>	<p>plaint 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 JULY 21, 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 12, 2025. Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan As Deputy Clerk June 20, 27; July 4, 11, 2025 25-01225P</p>

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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: Denise Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025 25-01166P

SECOND 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: Denise Diaz
Deputy Clerk
June 13, 20, 27; July 4, 2025 25-01174P

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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. Muentner
Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmeunter@gmail.com
June 13, 20, 2025 25-01198P

SECOND 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 WITH-

SECOND 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: jerrodd@alfonsohersch.com
June 13, 20, 2025 25-01159P

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


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

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



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.

--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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	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 COMPA- NY 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	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	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	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	Notice of Application for Tax Deed 2025XX000050TDAXXX 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 #: 2004688 Year of Issuance: 06/01/2021 Description of Property: 15-25-17-0060-08000-0070 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90-91 LOTS 7 & 8 BLOCK 80 OR 3238 PG 244 Name(s) in which assessed: BOBBY J NORMAN ESTATE OF BOBBY J NORMAN 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 25-01169P

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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 I 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	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	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 FOLLOW- ING: 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	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 LY- ING 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	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 PER- PETUAL EASEMENT PER OR 3237 PG 1309 OR 3237 PG 1310 Name(s) in which assessed: CARLA 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	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 REVOCAB- LE 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

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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 LY- ING WITHIN MAGNOLIA ES- TATES 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	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	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	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	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	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

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9/18/27 9/23

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO.: 2024CC007174CCAXES</p> <p>AGALLOCH CAPITAL, LLC, Plaintiff, vs.</p> <p>YAMAIZA JIMENEZ, et. al. Defendants.</p> <p>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:</p> <p>THE WEST ONE-HALF OF THE FOLLOWING PARCEL OF LAND:</p> <p>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.</p>	<p>PARCEL I.D. #: 33-25-21-0020-08000-0301 A/K/A 36795 CONLEY STREET, ZEPHYRHILLS, FL 33541</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>**See Americans with Disabilities Act**</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey 352.521.4274, ext. 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>/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</p>

SECOND INSERTION	
<p>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</p> <p>PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.</p> <p>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.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 30 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL 34691</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK</p>	<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 04 day of June 2025.</p> <p>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</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024CA002028CAAXES</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</p> <p>ANDRE ARAUJO, et al. Defendant(s).</p> <p>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:</p> <p>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.</p> <p>Property Address: 3354 RENNES CT, LAND O LAKES, FL 34638</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>	<p>lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated this 10 day of June, 2025.</p> <p>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</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIVIL DIVISION CASE NO.: 2024CA001540CAAXWS</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.</p> <p>WILLIAM J. BILLINGS IV A/K/A WILLIAM BILLINGS, et al., Defendants.</p> <p>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.</p> <p>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:</p> <p>LOT 1165, FOREST HILLS - UNIT NO. 19, ACCORDING TO</p>	<p>THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 22, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 5550 Baroque Drive, Holiday, FL 34690</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 10th day of June, 2025.</p> <p>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</p>



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



How much do legal notices cost?

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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

TAX DEEDS

SECOND INSERTION	SECOND 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	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

SECOND INSERTION	SECOND 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	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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025-CA-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

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

SECOND 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

SECOND 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 WYNDDHAM 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

SECOND 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

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SECOND INSERTION	SECOND INSERTION	SECOND 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	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

SECOND INSERTION	SECOND 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, DEPOSEES, 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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--- ESTATE / ACTIONS / PUBLIC SALES ---

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

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

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

25-01061P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
File No. 2025CP00055CPAXWS
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

SECOND 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, 20, 2025 25-01213P

SECOND 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

THIRD 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@rizzetta.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

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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

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