PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Harvest Hills South Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on July 7, 2025 by email to gillyardd@whhassociates.com ("District Manager's

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Ap-plicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked

Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

June 20, 2025

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold a special meeting on July $8,\,2025$ at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel,

The purpose of the meeting is to consider amendments to the Interlocal Agreement, Master Trust Indenture and other documents related to bond validation. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours.

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

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

District Manager

June 20, 2025 25-01257P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at

South Branch Community Development District ("District") will hold a regular meeting of its Board on July 1, 2025, at 9:00 a.m. at the SpringHill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Any person who decides to appeal any decision made by the Board with respect

to any matter considered at the 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

June 20, 2025

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Heritage Pines Community Development District (the "District") will hold a public hearing and a meeting on July 15, 2025, at 2:00 p.m. at the Heritage Pines Country Club Meeting Room located at 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.heritagepinescdd.net or may be obtained by contacting the District Manager's office via email at adamsc@whhassociates.com or via phone at (239) 498-9020.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Chuck Adams District Manager

June 20, 27, 2025

25-01219P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the KD52 Community Development District No. 2 ("District") will hold a special meeting on July 8, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel,

The purpose of the meeting is to consider amendments to the Interlocal Agreement, Master Trust Indenture and other documents related to bond validation. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at $(561)\,571$ -0010 during normal business hours. There may be occasions when one or more Supervisors or staff will participate

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

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

such appeal is to be based. District Manager

June 20, 2025

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Harvest Hills South Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Harvest Hills South Community Development District." Proposals must be received by 12:00 p.m. on June 30, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRIC NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on July 1, 2025, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager. Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph:

(321) 263-0132 ("District Manager's Office"), during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 25-01230P June 20, 2025

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Harvest Hills South Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Tuesday, July 15, 2025 at 10:00 a.m., at Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, roadways, potable water distribution system, reclaimed water distribution system, wastewater system, stormwater management improvements, landscape and hardscape, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days 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- $955\text{-}8771\,\mathrm{(TTY)}\,/\,1\text{-}800\text{-}955\text{-}8770$ (Voice), for aid in contacting the District Office.

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

District Manager June 20, 27; July 4, 11, 2025

FIRST INSERTION

NOTICE OF BOARD MEETING MIRADA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **Tuesday**, **July 1**, **2025**, **at 6:00 PM** at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the "District Manager's Office"), during normal business hours. The meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood District Manager June 20, 2025

25-01238P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr **Ridge Community Development District**

The Board of Supervisors (the "Board") of the Zephyr Ridge Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2025, at 5:00 p.m. at the Alice Hall Community Center located at 38116 Fifth Avenue, Zephyrhills, Florida 33542.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.zephyrridgecdd.org or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jason Greenwood

District Manager

25-01221P June 20, 2025

--- 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

 $The \ Board \ of \ Supervisors \ ("Board") \ of \ Harvest \ Hills \ South \ Community \ Development \ District \ ("District") \ will \ hold \ public \ hear-plane \ Properties \ Properti$ ings 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 benefitted 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 $provisions \ of \ Florida \ law for community \ development \ districts. \ The \ Board \ meeting \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ may \ be \ continued \ and/or \ the \ public \ hearings \ not \ not \ public \ hearings \ not \ not \ public \ hearings \ not \ no$ 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 hear ings 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

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 IMPROVE-MENTS 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 PUBLI-CATION 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 here to 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 Improveents 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 financingrelated 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 benefitted thereby and further designated by the assessment plat hereinafter

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.

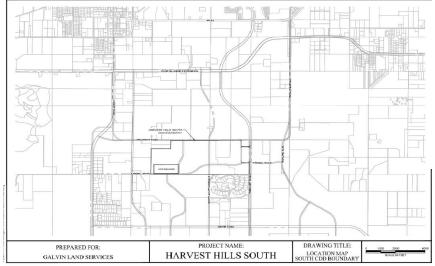
Attest:

/s/ /s/ Chesley E Adams, Jr. retary/Assistant Secretary HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

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.

SAV

DENNIS R. COTE

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 discover whether any property held at the time of the decedent's death by the decedent or the decedent's suriving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

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

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

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

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

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

DATE OF DEATH IS BARRED.

FLORIANNE B. COTE 5226 Falcon Drive Holiday, Florida 34690

Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ. Florida Bar Number: 0117285

SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 $\hbox{E-Mail: jenny@siegcolelaw.com}$ 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 Ferell 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 PRO-DUCTIONS 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.

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

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Email your Legal Notice

June 20, 2025

--- 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 $2\ days\ before\ the\ meeting\ https://www.watersedgecdd.org/,\ or\ may\ be\ obtained\ by\ contacting\ the\ District\ Manager's\ office\ via$ 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 annual¹ 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

 ${}^{1}\text{If approved this amount will serve as the "maximum rate" for future O\&M Assessments and no mailed notice will be provided and the provided of the contraction of the contracti$ 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.

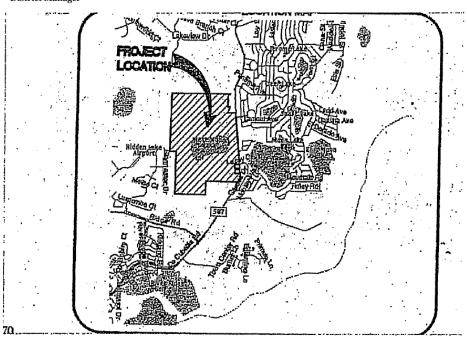
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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 and the public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law and the public hearing are open to the public and will be conducted in accordance with the provisions of Florida law are open to the public hearing are open to the public and will be conducted in accordance with the provisions of Florida law are open to the public hearing hearing are open to the public hearing hfor 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, 2025 25-01242P

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 Sequi and Jody Jill Illingworth. Sale be held at: Holiday RV & Mobile Home Park, 7515 December Drive, Port Richey, Florida 34668, (727) 494-

June 20, 27, 2025 25-01243P

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, LĽC June 20, 2025

25-01239P

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 25-01240P June 20, 2025



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

--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 2025CP000667AXES

IN RE: The Estate Of MERNA 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUES 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: Eric Klein

1395 Bluebird Lane Eagle River, WI 54521 Cape Coral, FL 33909 Attorney for Personal Representative: Kara E. Hardin, Esquire KARA HARDIN, P.L. Florida Bar No. 413550 P.O. Box 2696 Hines Norman Hines, P.L. Zephyrhills, Florida 33539 315 S. Hyde Park Ave Phone: (813) 220-3245 Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Fax: (813) 783-7405 FBN: 623164 Kara_Hardin_PA@msn.com

25-01223P

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

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

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

Robert D. Hines, Esq. Attorney for Personal Representative Secondary Email: rhartt@hnh-law.come June 20, 27, 2025 25-01218P

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

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

NOTWITHSTANDING THE TIME 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 25-01229P June 20, 27, 2025

FIRST INSERTION

NOTICE TO CREDITORS THE DATE OF SERVICE OF A COPY IN THE CIRCUIT COURT FOR OF THIS NOTICE ON THEM. The personal representative has no PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-000927 IN RE: ESTATE OF KEVIN L. KNORR Deceased.

June 20, 27, 2025

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 attor-

ney are set forth below. All creditors of the deer 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

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 ad-

dresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

ney are set forth below

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

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

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

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

Personal Representative: Gloria Knorr 7602 Valley Court

New Port Richey, Florida 34653 Attorney for Personal Representative: David A. Hook, Esq. E-mail Addresses: ourtservice@elderl samantha@elderlawcenter.com Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 Telephone: (727) 842-1001 June 20, 27, 2025 25-01233P

FIRST INSERTION

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 writ-ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

TION 733.702 WILL BE FOREVER BARRED

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025.

Personal Representative: ASHTON FRITZ 14020 Mississinewa Dr

Carmel, Indiana 46033 Attorney for Personal Representative MICHAEL T. HEIDER, ESQ.

Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite 102 Clearwater, FL 33759

June 20, 27, 2025

Telephone: (727) 235-6005 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate4@heiderlaw.com

25-01256P

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

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

NOTWITHSTANDING THE TIME 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 PUBLICA-TION 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 25-01222P June 20, 27, 2025

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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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.comFlorida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 25-01237P June 20, 27, 2025

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 ZAI-DA 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

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

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

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

The date of first publication of this notice is June 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.com25-01217P June 20, 27, 2025

--- ACTIONS / SALES ---

FIRST INSERTION

LOWS: COMMENCE AT THE

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, PAS-CO COUNTY, FLORIDA FUR-THER DESCRIBED AS FOL-

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

SERVICING,

Plaintiff, vs.

SHELLPOINT MORTGAGE

STACI VARNUM; UNKNOWN

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

NOTICE IS HEREBY GIVEN pur-

suant 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 MORT-

GAGE SERVICING is Plaintiff and

STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TEN-

ANT NO. 2; and ALL UNKNOWN

HEREIN DESCRIBED,

Defendant(s).

TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL

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 BEGIN-NING THENCE RUN NORTH 0 DEGREES 33'58" EAST, 292.28 FEET, THENCE NORTH 20 DE-GREES 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

GINNING. Property Address: 13206 TY-RONE 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

DEGREES 33'58" WEST 183.32

FEET; THENCE NORTH 89 DEGREES 26'02" WEST, 300.0

FEET TO THE POINT OF BE-

lis pendens must file a claim in accordance with Florida Statutes, Section 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 24-247811 - MaM June 20, 27, 2025

25-01248P

FIRST INSERTION

PARTIES CLAIMING INTER-ESTS 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 DE-SCRIBED, 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 SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 106 THROUGH 112, IN THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2005 MANUFAC-TURED HOME, I.D. NO(S). FLHML3F173728585A/B, TITLE NO(S). 95148506 AND 95148392, RP DECAL NO(S).

12419546 AND 12419548. ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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, 2025 25-01228P

for the validation of the Bonds should

FIRST INSERTION

25-01245P

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, 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,

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

of Foreclosure: LOT 1073, LESS THE WEST-2 FEET THEREOF, IN FOREST HILLS, UNIT TWENTY, AS PER PLAT THEREOF RECORDED

14, 2025 the following described property as set forth in said Final Judgment

IN PLAT BOOK 10, PAGE 51 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A 5724 MOSAIC DR HOLI-DAY 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 Richev, 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, 2025 25-01220P

NOTICE AND ORDER

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

Defendants. THE TAXPAYERS, OWNERS AND OF KENTON DEVELOPMENT INCLUDING COMMUNITY

FIRST INSERTION AFFECTED IN ANY WAY THEREBY:

funds, for paying the costs of planning,

financing, acquiring, constructing, re-

constructing, 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 Stat-

utes, 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

IT IS ORDERED that all taxpayers,

property owners and citizens of the

District, including non-residents own-

ing property or subject to taxation, and

others having or claiming any rights,

title or interest in property to be af-

fected by the issuance of the Bonds and

levy of Special Assessments, or to be af-

fected in any way thereby, and the State

of Florida, through the State Attorney

of the Sixth Judicial Circuit, in and for

Pasco County, Florida (the "Parties"),

appear on Wednesday, July 16, 2025, at

9:15 a.m. before the Honorable Alicia

Polk, via telephonic hearing (informa-

tion below), and show cause if any there

be why the prayers of said Complaint

NOW, THEREFORE,

premises:

TO SHOW CALISE

BE AFFECTED IN ANY WAY THEREBY,

TO THE STATE OF FLORIDA, AND PROPERTY CITIZENS COMMUNITY DISTRICT, 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 DEVELOPMENT COMMUNITY DEVELOR MEAN DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE Kenton Community Development District (the "District") having filed its not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not Complaint for validation of not to exceed \$22,270,000 Kenton Community be validated as prayed for in said Com-Development District Special Assessplaint. The parties and public may access the hearing by dialing in telephoniment Bonds, in one or more series (the "Bonds") and the special assessments cally 352-320-3199. levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida IT IS FURTHER ORDERED that 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

prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

ing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpavers, property owners and citizens of the 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 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

DONE AND ORDERED in Pasco County, Florida this ___ day of ___

Electronically Conformed 6/11/2025 The Honorable Alicia Polk Circuit Court Judge

June 20, 27, 2025 25-01216P

FIRST INSERTION

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 $2024 \hbox{CA} 002468 \hbox{CAAXES}$ 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:

LOT 86, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50, PAGES 98 THROUGH 103, IN-CLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Address: Property OAKHAVEN CT, LUTZ, FL 33559 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

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,

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 24-229904 - MiM June 20, 27, 2025 25-01247P

FIRST INSERTION

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,

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:

Lot 36, as shown and set out on the Plat entitled "MITCHELL RANCH SOUTH PHASE II", recorded in Plat Book 79, Pages 81 through 84, of the Official Records of Pasco County, Florida.

PARCEL ID NO.: 26-26-16-0060-00000-0360 ("Property")

Property Address: 8636 Prairie Creek Drive, Trinity, Florida

at public sale, to the highest and best bidder for cash at 11:00 a.m. on July 16, 2025. The sale shall be conducted online at https://pasco.realforeclose. com/index.cfm Any person claiming

an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.
"If you are a person with a disability

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

Dated this 30th day of May 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin. Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857

June 20, 27, 2025

FIRST INSERTION

IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CC000964CCAXES

NOTICE OF SALE

FLORIDA ESTATES, INC., a Florida not-for-profit corporation,

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,

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Fore-closure 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 and 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: Lot 30, FLORIDA TRAILER ES-

TATES 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).

commonly known as 6403 Midland Street, Zephyrhills, FL 33542Parcel Identification Number 02-26-21-0100-00000-0300

25-01234P

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, 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 June 6, 2025 /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 25-01214P June 20, 27, 2025

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 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 SER-VICING is Plaintiff and GARY A. GOODMAN A/K/A GARY GOOD-MAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIM-ING 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 Final Judgment, to-wit: LOT 695, CREST RIDGE GARDENS-UNIT SEVEN, AS SHOWN ON PLAT RECORD-ED IN PLAT BOOK 8, PAGE 134, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 Florida to 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 June 11, 2025. 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.

July 16, 2025, the following described

property as set forth in said Order or

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, PENIEUCIAPLES 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; FINANCE HOUSING FLORIDA CORPORATION; GOODLEAP, LLC; DAMIAN ROGERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE BARBARA ROGERS 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:

LOT 2571, EMBASSY HILLS UNIT TWENTY TWO, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED

IN PLAT BOOK 17, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9105 LEDGE-STONE LN, PORT RICHEY, FL

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 accor-dance with Florida Statutes, Section

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 23-091442 - NaC June 20, 27, 2025 25-01246P

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, Grant-

ees, 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.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real

FIRST INSERTION

property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

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

more commonly known as 4036 Grayton Drive, New Port Richey, FL 34652.

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 ${\it clerk}$ 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.

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.

WITNESS my hand and the seal of this Court on the June 16, 2025.

Nikki Alvarez-Sowles Circuit and County Courts By: Haley Joyner Deputy Clerk 25-333028 FC0l CXE

June 20, 27, 2025 25-01244P

FIRST INSERTION

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 ${\bf LAWRENCE\,J.\,DAUGHERTY,}$ 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., Florida not-for-profit corporation, is the Plaintiff and LAWRENCE J. DAUGHERTY a/k/a LAWRENCE J. DAUGHERTY, JR. a/k/a JOY ALLI-SON LINEHAM, PASCO COUNTY CLERK & COMPTROLLER. A GOV-ERNMENTAL ENTITY, ON BE-HALF OF THE STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, A GOVERNMENTAL ENTITY, ON BE-HALF 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:

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.

Property Address: 39019 Heath Drive, Zephyrhills, FL 33542 Parcel Identification Number: 01-26-21-0010-08900-0160

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, 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 provid ers for information regarding transportation services.

Dated June 6, 2025 /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 25-01215P June 20, 27, 2025

FIRST INSERTION

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

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

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: 2014 Mercedes-Benz G-Class (VIN

No: WDCYC3HF9EX216586)

If you are a person with a disability

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

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please

contact the Public Information Dept,. Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.

WITNESS my hand and the seal of this Court on the 18th day of June, 2025.

Nikki Alvarez-Sowles Circuit and County Courts By: Haley Joyner Deputy Clerk

24-332164 RP01 UFR June 20, 27, 2025

25-01254P

FIRST INSERTION

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, BENEFICIA-RIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING 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 1/4 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; EX-CEPT the North 30.0 feet thereof: EXCEPT the East 20.0 feet there-

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 SE1/4 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

FIRST INSERTION

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

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,

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.com19-387656 - NaC 25-01249P June 20, 27, 2025

FIRST 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.: 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-

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

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

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication



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 WEB-STER a/k/a WENTWORTH C. WEB-STER, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is June 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 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 essed are as follows:

Certificate #: 2005656 Year of Issuance: 06/01/2021

Description of Property: 24-24-16-0050-00C00-0090

GULF COAST ACRES ADDI-TION 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 SODG 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 NODG 06' 40"E 340.00 FT TH S89DG 56' 07"W 299.115 FT NODG 07' 46"W 10.00 FT N89DG 56' 07"E 321.615 FT TO POB AS PER OR 3895 PG 790

OR 3902 PG 969 Name(s) in which assessed: EFFIE DESKINS

REGISTERED AGENT J & E CUSTOM CABINETS INC All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

May 30, 2025

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

June 13, 20, 27; July 4, 2025

25-01166P

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 re 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 IN-GRESS & EGRESS EASEMENT

OR 3153 PG 1628 Name(s) in which assessed: ROBERT P GAUSE TRUSTEE TRUST AGREEMENT DATED

OCT 8, 1991 F/B/O THE GAUSE FAMILY All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

June 13, 20, 27; July 4, 2025 25-01174P NOTICE TO CREDITORS

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

SECOND INSERTION

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 WITH-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 speci- ${\rm fied\ under\ s.\ 732.2211.}$

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

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

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

Ancillary Personal Representative:

KÄTHLEEN MCNEIL 3330 Sharp Road Adrian, MI 49221 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877

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 HAR-LAN 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 WITH-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 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 13, 2025.

Ancillary Personal Representative: KATHLEEN MCNEIL

3330 Sharp Road Adrian, MI 49221 Attorney for Personal Representative: R. SETH MANN, ESQUÎRE 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 25-01155P

25-01196P SECOND INSERTION

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

June 13, 20, 2025

PROBATE DIVISION File No. 2025-CP-000839-WS

IN RE: ESTATE OF LOUISE M. FISHER Deceased.

The administration of the estate of LOUISE M. FISHER, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

June 13, 20, 2025

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

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

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

The date of first publication of this notice is: June 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

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

Florida Bar Number: 608483

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

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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

PERIODS SET FORTH ABOVE, ANY

notice is June 13, 2025.

Personal Representative: Gail M. Smith

796 A Sacandaga Rd. Scotia, NY Attorney for Personal Representative: Kimberly K. Muenter Attorney Florida Bar Number: 0078340

Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail:

kkmeunter@gmail.com 25-01198P June 13, 20, 2025

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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 $\hbox{E-Mail: eserve@alfonsohersch.com}$ Secondary: jerrod@alfonsohersch.com

June 13, 20, 2025

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 DO-LORES 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 repre-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

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

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 FLORIDA STATUTES 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 13, 2025.

Ancillary Personal Representative: SUSAN LOUISE DYER 427 Kings Creek Road, RR3

Ashton ON, KOA 1BO Attorney for Personal Representative: R. SETH MANN, ESQUÎRE 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?

notices in newspapers serve to alert those affected.

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

--- TAX DEEDS ---

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

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000052TDAXXX

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

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000062TDAXXX

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

Certificate #: 1606941 Year of Issuance: 06/01/2017 Description of Property:

17-25-17-0030-02100-0170 BLK 21 MOON LAKE NO 3 MB 4 PGS 75 & 76 LOTS 17 & 18 RB 1111 PG 1403 Name(s) in which assessed:

PAUL STEVEN THOMPSON KAREN THOMPSON

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025

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

June 13, 20, 27; July 4, 2025 25-01181P

Notice of Application for Tax Deed

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:

35-25-19-0000-00100-0141

PASCO PROPERTIES INC ROBERT KRAMER REGISTERED AGENT

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

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

By: Denisse Diaz Deputy Clerk

25-01180P

SECOND INSERTION Notice of Application for Tax Deed 2025XX000056TDAXXX NOTICE IS HEREBY GIVEN,

That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811905

Year of Issuance: 06/01/2019 Description of Property: 23-26-15-0080-00000-0030 BAILEYS BLUFF ESTS - 6 B 8 P 118 NLY 25 FT LOT 3

Name(s) in which assessed ANNIE GRACE DANGELO ELVIN W D'ANGELO DECEASED

ANNIE GRACE D'ANGELO All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am. May 30, 2025

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

June 13, 20, 27; July 4, 2025 25-01175P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000051TDAXXX

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

Certificate #: 2007549 Year of Issuance: 06/01/2021 Description of Property: 33-25-16-0030-00000-0070

 $7\,\mathrm{OR}\,7002\,\mathrm{PG}\,545$ Name(s) in which assessed: ENTRUST OF TAMPA BAY LLC TERRY BOWDEN IRA #1846 JACK M CALLAHAN REGISTERED AGENT

ALKEN ACRES PB 6 PG 99 LOT

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

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000072TDAXXX

NOTICE IS HEREBY GIVEN.

SECOND INSERTION

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

25-01169P

June 13, 20, 27; July 4, 2025

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 ssessed are as follows:

Certificate #: 2009235 Year of Issuance: 06/01/2021 Description of Property:

31-26-16-0170-00000-3580 BUENA VISTA 2ND ADDITION PB 4 PG 108 LOT 358 OR 3098 PG 549 Name(s) in which assessed:

LOIS J ABEL HAROLD L ABEL DECEASED ESTATE OF LOIS J ABEL

DECEASED EITAN FISHBEIN TRUSTEE THE 1843 HOYLE DRIVE LAND TRUST U/A/D NOVEMBER 2,

2024 All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

May 30, 2025

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

June 13, 20, 27; July 4, 2025 25-01168P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000059TDAXXX

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

Certificate #: 1910678 Year of Issuance: 06/01/2020 Description of Property:

17-26-16-0000-03100-002A A 8.5 FT STRIP OF LAND THAT RUNS EAST/WEST & IS SOUTH OF & CONTIGUOUS TO THE FOLL DESC PROPERTY:COM SE COR OF LOT 26 BLOCK 3 OF WOODLAWN SUB PB 2 PG 52 TH SOUTH 80 FT TO POB TH WEST 153 FT TH SOUTH 55 FT TH EAST 153 FT TH NORTH 55 FT TO POB DB 19 PG 140

Name(s) in which assessed: A N VEAL

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

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

Unless such certificate shall be

SECOND INSERTION

2025XX000061TDAXXX NOTICE IS HEREBY GIVEN

Certificate #: 1903279 Year of Issuance: 06/01/2020 Description of Property:

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:

Unless such certificate shall be

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

June 13, 20, 27; July 4, 2025

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000060TDAXXX NOTICE IS HEREBY GIVEN.

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

Certificate #: 1902640 Year of Issuance: 06/01/2020 Description of Property:

25-24-20-0000-00400-0015 THAT PART OF E1/4(G) OF NE1/4 OF NW1/4 & THAT PART OF NW1/4 OF NE1/4 OF SEC 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

 $\mathrm{June}\ 13, 20, 27; \mathrm{July}\ 4, 2025$ 25-01179P

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000054TDAXXX

That RAJENDRA INC, the holder of

the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

BLK 135 MOON LAKE NO 9 MB

All of said property being in the County

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

property described in such certificate

shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01173P

Year of Issuance: 06/01/2021

16-25-17-0090-13500-0850

4 PGS 101, 102 LOTS 85, 86

NOTICE IS HEREBY GIVEN,

essed are as follows:

Certificate #: 2004824

Name(s) in which assessed:

RAYMOND LUCIER

ELEANOR LUCIER

of Pasco, State of Florida

on July 17, 2025 at 10:00 am.

June 13, 20, 27; July 4, 2025

May 30, 2025

Description of Property:

June 13, 20, 27; July 4, 2025 25-01191P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000053TDAXXX

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

Certificate #: 2005079 Year of Issuance: 06/01/2021 Description of Property: 21-25-17-0150-19400-0110

MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 11 & 12 BLOCK 194 OR 8092 PG 630 Name(s) in which assessed: KENNETH E FORD REV LIV

TRUST KENNETH E FORD REVOCA-BLE 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

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

Name(s) in which assessed: ALEX DEER REGISTERED AGENT TASU INC

on July 17, 2025 at 10:00 am.

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,

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

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

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

Name(s) in which assessed: KAROLY KIRBSZL AQUAGRACE LLC ROBERT WORTNER REGISTERED AGENT

All of said property being in the County

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000063TDAXXX

sessed are as follows: Certificate #: 1808560 Year of Issuance: 06/01/2019Description of Property:

N89DEG14'16"W 74 FT TO POB OR 8577 PG 1652

ESTATE OF KAROLY KIRBSZL DECEASED

of Pasco, State of Florida

Deputy Clerk

25-01182P

June 13, 20, 27; July 4, 2025

SECOND INSERTION

25-01178P

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 450.85 FT MOL TH N64DEG06'25"W 555.10 FT

Name(s) in which assessed: WILLIAM JAY ROBINSON All of said property being in the County of Pasco, State of Florida

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

June 13, 20, 27; July 4, 2025

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:

of Pasco, State of Florida

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:

AGENT CHELSEA PLACE PRESERVE INC All of said property being in the County

CARL A MINIERI REGISTERED

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

SECOND INSERTION Notice of Application for Tax Deed

2025XX000064TDAXXX NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC. the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

Certificate #: 1800154 Year of Issuance: 06/01/2019Description of Property: 32-26-22-0010-02000

ssessed are as follows:

1280 Name(s) in which assessed: PATRICIA EGGLESTON

CR SPGS B 2 P 24 E 50 FT OF W

550 FT TRS 20 & 29 OR 8128 PG

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

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000070TDAXXX

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

MOON LAKE ESTATES UNIT 3 PB 4 PG 75 LOTS 38 & 39 BLOCK 23 OR 5254 PG 671

May 30, 2025

Certificate #: 1606945

Description of Property:

Year of Issuance: 06/01/2017

17-25-17-0030-02300-0380

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

Deputy Clerk June 13, 20, 27; July 4, 2025 25-01189P

By: Denisse Diaz

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 ww.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

PUBLISH YOUR EGAL NOTICE Call **941-906-9386**

25-01184P

or email legal@businessobserverfl.com

$\mathrm{MOL}\,\mathrm{TO}\,\mathrm{POB}\,\mathrm{OR}\,\mathrm{121}\,\mathrm{PG}\,576$

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

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

25-01193P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 2024CC007174CCAXES AGALLOCH CAPITAL, LLC, Plaintiff, vs. YAMAIZA JIMENEZ, et. al.

Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Uniform Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2024CC007174CCAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County. Florida in which AGALLOCH CAPI-TAL, LLC, is the Plaintiff and YA-MAIZA 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.

erty as set forth in said Final Judgment of Foreclosure:
THE WEST ONE-HALF OF
THE FOLLOWING PARCEL OF

 $pasco.real foreclose.com\ in\ accordance$

with chapter 45 Florida Statutes, Pasco

County, Florida on July 21, 2025 at

11:00 am, the following described prop-

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

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

> 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

ZEPHYRHILLS, FL 33541

as provided herein.

**See Americans with Disabilities

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 Richev, 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

/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 25-01154P June 13, 20, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND 45.031. FOR PASCO COUNTY, FLORIDA

CASE NO. 2024CA002028CAAXES NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ANDRE ARAUJO, et al.

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

LOT 31, BLOCK G, CONCORD STATION PHASE 1 UNITS C, D, E AND F, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 62, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3354 RENNES

Judgment, to wit:

CT, LAND O LAKES, FL 34638 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled $court\ appearance,\ or\ immediately\ upon$ receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 10 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 24-211924 - MiM

June 13, 20, 2025 25-01207P

SECOND INSERTION

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

SECOND INSERTION

CASE NO.: 51-2024-CA-001101-CAAX-WS PENNYMAC LOAN SERVICES, Plaintiff. vs. NEIL PRICE; UNITED STATES OF AMERICA ACTING ON

BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARCI PRICE; UNKNOWN SPOUSE OF NEIL PRICE; MARCI PRICE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 30 day of June, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 1554 AND THE WEST 5 FEET OF LOT 1553, HOLIDAY LAKE ESTATES, UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 3221 ROXBURY DR, HOLIDAY, FL

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 04 day of June 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01041

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY

FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:
2024CA001540CAAXWS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff, v. WILLIAM J. BILLINGS IV A/K/A WILLIAM BILLINGS, et al., Defendants.

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

the Defendants.

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

UNIT NO. 19, ACCORDING TO

THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 10, PAGE 22, PUBLIC RECORDS OF PASCO COUNTY, FLORI-

Property Address: 5550 Baroque Drive, Holiday, FL 34690 ANY PERSON CLAIMING AN IN-TEREST 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



Who benefits from legal

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

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



25-01152P

How much do legal notices cost?

June 13, 20, 2025

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.

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

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

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 SHORE-LINE 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 PAR-CEL #3 AS DESCRIBED IN OR $5192~\mathrm{PG}~1439~\mathrm{OR}~5338~\mathrm{PG}~1940$ 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

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

RICKY ALLEN CRAIGHEAD, et al.,

LAST KNOWN ADDRESS: STATED;

4816 PANORAMA AVE, HOLIDAY E,

LAST KNOWN ADDRESS: STATED;

that an action to foreclose Mortgage

covering the following real and person-

al property described as follows, to-wit: LOT 571, CREST RIDGE GAR-

DENS - UNIT SIX, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113,

PUBLIC RECORDS OF PASCO

has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Orlando De-

luca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL

33305 and file the original with the

COUNTY, FLORIDA.

CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED

CURRENT ADDRESS: UNKNOWN

UNKNOWN SPOUSE OF RICKY

CROSSCOUNTRY MORTGAGE,

Defendants.To: RICKY ALLEN CRAIGHEAD

4816 PANORAMA AVE,

HOLIDAY E, FL 34690

ALLEN CRAIGHEAD

Plaintiff, vs.

FL 34690

25-01187P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000069TDAXXX

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

Certificate #: 1701986 Year of Issuance: 06/01/2018 Description of Property:

11-26-21-0010-15900-0131 CITY OF ZEPHYRHILLS PB 1 PG 54 THAT PART OF LOTS 11,12 & 13 LYING SOUTH OF 5TH AVE IN BLOCK 159 OR 3865 PG 124

Name(s) in which assessed: LOY C HARDWICK JR

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

May 30, 2025

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

June 13, 20, 27; July 4, 2025

25-01188P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000067TDAXXX

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

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

SECOND INSERTION

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

June 13, 20, 27; July 4, 2025 25-01186P

Clerk of the above-styled Court on or

before 7/14/25 30 days from the first

publication, otherwise a Judgment may

be entered against you for the relief de-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

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

vision of certain assistance. Within two

(2) working days of your receipt of this

(describe notice/order) please contact

the Public Information Dept., Pasco

County Government Center, 7530 Little

Rd., New Port Richey, FL 34654; (727)

847-8110 (V) in New Port Richey; (352)

521-4274, ext. 8110 (V) in Dade City;

via 1-800-955-8771 if you are hearing

impaired. The court does not provide

transportation and cannot accom-

modate for this service. Persons with disabilities needing transportation to

court should contact their local public

transportation providers for informa-

manded in the Complaint.

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 SEC-TION 29 TH S89DG 03' 42"E 386.12 FT TH S00DG 56' 18"W $250.00~\mathrm{FT}~\mathrm{TO}~\mathrm{S}~\mathrm{BDY}~\mathrm{OF}~\mathrm{N1/4}~\mathrm{OF}$ 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 NOODEG23' 38"E 470.58 FT TH CONT NOODEG23' 38"E 798.91 FT TH N40DEG56" 03"E 719.53 FT FOR POB TH N49DEG03' 57"W 110.00 FT TH N40DEG56' 03"E 100.00 FT TH S49DEG03' 57"E 110.00 FT TH S40DEG56' 03"W 100.00 FT TO POB SUBJECT TO FLORIDA POWER EASEMENT PER OR 763 PG 1591 & SUBJECT TO DRAINAGE EASEMENT PER OR 1825 PG 193 OR 8982 PG 2746

Name(s) in which assessed: DUCK SLOUGH PROPERTIES INC

THE WYNDHAM ORGANIZATION INC REGISTERED AGENT

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on July 17, 2025 at 10:00 am.

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

June 13, 20, 27; July 4, 2025 25-01192P

SECOND INSERTION

PASCO COUNTY

Notice of Application for Tax Deed 2025XX000066TDAXXX

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

Certificate #: 1811841 Year of Issuance: 06/01/2019 Description of Property:

34-26-16-0000-00500-0070 COM AT SW COR OF SEC 34 TH N00 DG 23' 38"E 1238.31 FT TO WLY EXT OF NORTH BDY OF WYNDTREE PHASE I VILLAGE 1 & VILLAGE 2 PG 27 PGS 43-48 TH ALG WLY EXT OF SAID NORTH BDY & NORTH BDY LINE OF SAID WYNDTREE PHASE I VILLAGE 1 & VILLAGE 2 & ELY EXT THEREOF S89DG 36' 22"E 2585.38 FT TH N00DG 23' 38"E 2153.11 FT FOR POB TH N29DG 24' 18"W 35.42 FT TH S82DG 55' 37"W 44.19 FT TH S74DG 23' 33" W 73.18 FT TH S35DG 44' 18"W 32.21 FT TH N19DG 36' 22"W 124.55 FT TH S84DG 22' 39"E 38.65 FT TH N70DG 22' 51"E 81.65 FT TH S61DG 22' 27"E 65.10 FT TH N74DG 48' 22"E 21.21 FT TH S00DG 23' 38"W 94.91 FT TO POB SUBJECT TO AN CONSER-VATION EASEMENT PER OR 3231 PG 1937 AKA CHELSEA PLACE DRAINAGE EASEMENT PARCEL 15 LESS & EXC POR LY-ING WITHIN CHELSEA PLACE RELEASE PARCEL 3 REVISED PER OR 7018 PG 574 OR 3231 PG

1918 OR 3231 PG 1937 Name(s) in which assessed: CARL A MINIERI

REGISTERED AGENT CHELSEA PLACE PRESERVE

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

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 CONSERVA-TION 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

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 34667Current 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 fol-

lowing described property: UNIT NO. B, BUILDING 21 OF VILLAGE WOODS, PHASE III, A CONDOMINIUM, ACCORD-ING TO THE DECLARATION OF CONDOMINIUM RECORD-ED IN O. R. BOOK 1082. PAGE 1933, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CON-

DOMINIUM PLAT BOOK 20.

PAGE 16, PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDI-VIDED 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 25-01204F

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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURETTA ERVIN A/K/A LAURETTA E. ERVIN, DECEASED, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated June 9, 2025, issued in and for Pasco County, Florida, in Case No. 2024CA-002037 CAAXWS, 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, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE 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 WESTER-LY 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 RECORD-ED IN PLAT BOOK 8, PAGE 93; PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 5130 Chime

Way, Holiday, FL 34690 ANY PERSON CLAIMING AN IN-TEREST 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

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.comBy: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com June 13, 20, 2025

tion regarding disabled transportation 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

FAX: (954) 200-8649 service@delucalawgroup.com

DELUCA LAW GROUP PLLC

June 13, 20, 2025 25-01153P

PHONE: (954) 368-1311 24-06419

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FOURTH INSERTION

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

 $CASE\,NO.: 2025 CA000058 CAAXES$ 4G RANCH, LLC. a Florida limited liability company Plaintiff, v. ASSOCIATED INVESTORS, INC., a Florida corporation; OTTO POTTBERG; GEORGE YOOMAN also known as GEORGE W. YOEMAN; A.E. BURGIN; ROY H. LAIRD; HAROLD VANCE: FLORIDA SERVICE CORPORATION, INC. OF LIVE OAK, ALSO KNOWN AS, THE FLORIDA SERVICE CORPORATION OF LIVE OAK JOHN W. OLVEY, JR.; L.W. WADSWORTH; J.E.B. BOONE; RICHARD SMITH; R.V. HODGE; B.E. QUINN, SR.; B.E. QUINN, JR.: H.J. STRIEF: JAMES A. DORSEY; R.J. FULLER; MYER A. RABINOWITZ; B.L. WOOLLEY; G.L. GILBERT: D.C. LATIMER: TIP RAY; L.L. WILLIAMS; NEIL MASTERSON, JR also known as NEILL MASTERSON, JR.; SOL BRONSTEIN; DABNEY COMPANY, a partnership; IVY T. RABINOWITZ, INDIVIDUALLY AND AS TRUSTEE; M.A. GENARO; GEORGE L. DABLY; R.G. STOREY & SONS; JACK C. BURLESON; JOHN K. KEYES; REUBEN BROOKS: DR. A.H. McCOY: EMMETTE F. GATHRIGHT; J.N. FAGIN; C.B. FAGIN; J.A. FAGIN; RUTH OLVEY WADSWORTH; PHILIP B. BERRY; NORTH CENTRAL OIL CORPORATION, a Delaware corporation; RUDMAN RESOURCES, INC., a Texas corporation; RUTH FALK BERRY: ARDEN A. ANDERSON: PAT R. JEFFREYS, TRUSTEE; HAYWOOD HANNA, JR; ROBERT S. DIX; E.G. STONE and MARYANN STONE also known as RUTH R. STONE; HAYWOOD HANNA, JR. and JULIA B. HANNA, husband and wife; HAROLD M. WARD and MARGARET C. WARD, husband and wife: HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD, HAROLD C. WARD and THOMAS G. WARD: HARRY C. TEAGUE and NELL R. TEAGUE, husband and wife; PLAZA PARK, INC., an involuntarily dissolved Florida corporation; LISA SUZANNE HALE, formerly known as LISA SUZANNE TEAGUE: BETTY ANN WILLIAMS SEYMOUR; THOMAS COLEY WILLIAMS: MARY SUE POE BUTLER; SHARON KAY WILLIAMS CANNON; GENEVIEVE E. CROOKS: PATRICIA LAWRENCE; MELBA DIX; MAURINE GENECOV MUNTZ: DAN MCKENZIE: WILLIAM L. BALDWIN; MARY L. ALBRIGHT; JONATHAN B. WEAVER: FRANCIS G. BALDWIN III; ALRIC C.T. POTTBERG, TRUSTEE OF THE OTTO POTTBERG TRUST: M.B. RUDMAN; JAMES LILLY, TRUSTEE; BEN E. SUTTON and ELIZABETH T. SUTTON: ALRIC C.T. POTTBERG AND NCNB NATIONAL BANK OF FLORIDA, TRUSTEES OF THE OTTO POTTBERG TRUST; MOODY H. DAVIS and PATRICIA H. DAVIS, husband and wife: THOMAS G. THOMPSON; WILLIAM C. BAGBY; CARMEN FULTON BAGBY; SARAH CHAPMAN BAGBY HILL; CHARLES BARROW HILL: ROY T. ANDERSON, TRUSTEE OF THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989; NEW GENERATION PETROLEUM GP, LLC, a Texas limited liability company; RUTH FALK BERRY REVOCABLE TRUST; PHILIP B. BERRY MANAGEMENT TRUST A; FROST BANK, as Custodian for RABINOWITZ SECURITY TRUST AGENCY: FROST BANK, as Custodian for IVY RABINOWITZ GST AGENCY JUDITH TYCHER GENERATION SKIPPNG TRUST: BRIAN SPITZ, TRUSTEE OF THE JUDITH TYCHER/LAURIE SPITZ GST TRUST: THE FROST NATIONAL BANK, TRUSTEE OF THE JUDITH TYCHER/CINDY STERN GST TRUST; THE FROST NATIONAL BANK, TRUSTEE OF THE JUDITH TYCHER/TAMMY RIVERA GST TRUST: THE FROST BANK, TRUSTEE OF THE JUDITH TYCHER/PENNEY HARDY TYCHER GST TRUST: MYERS OIL COMPANY LLC; BLAIR BAX

ENERGY, LLC, a Texas limited

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

BUFFY ENERGY, LLC, a Texas limited liability company; E3 LAND

& MINERALS, LLC, a Texas limited

liability company; if alive and if dead,

 $their\ respective\ unknown\ spouses,$ heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants,

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

heirs, devisees, grantees, assignees,

lienors, creditors, trustees or other per-

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

spouses, heirs, devisees, grantees, as-

signees, lienors, creditors, trustees or

other persons claiming by, through, un-

der or against HAYWOOD HANNA,

JR. and JULIA B. HANNA, husband

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

ELIZABETH T. SUTTON, if alive, and

if dead, their unknown spouses, heirs,

devisees, grantees, assignees, lienors,

creditors, trustees or other persons

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

claiming by, through, under or against

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

JUNE 30, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Verified Complaint for Partition of Mineral Interests. EXHIBIT A

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

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

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

--- 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

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 outheast 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 eet; thence N. 08°58'21" W., a distance of 399.00 feet; thence EAST, a distance of 618.30 feet; thence SOUTH, a distance of 875.45 feet; thence WEST, a distance of 371.93 feet to the POINT OF BEGINNING.SUBJECT TO (INGRESS AND EGRESS EASEMENT): An Ingress and Egress Easement 40 feet in width lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat Book 14, Pages 40-43, the Westerly boundary of said Easement described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52 for a POINT OF BEGINNING, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeasterly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usual form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52.

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

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

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

SECOND INSERTION

May 30; June 6, 13, 20, 2025

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

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

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

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

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

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

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

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

Personal Repres 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 $\hbox{E-Mail: rudy@suarezlawyers.com}$ 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 ac-

commodations 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

 $(407)\,698\text{-}5350$

June 13, 20, 2025

25-01213P

25-01160P

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 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

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

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 resolu-tion 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 assess ments 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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at dbwallace@rizzeta.com at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

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

25-01096P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

06/27/2025, at 10:30 a.m., the fol-

lowing property will be sold at public

auction pursuant to F.S. 715.109: A

1970 MERC mobile home bearing ve-

hicle identification number MF2264D

and all personal items located in-

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)

25-01212P

June 13, 20, 2025

the mobile home. Last Tenant:

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 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.

25-01209P June 13, 20, 2025

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

25-01061P

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

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

All creditors of the decedent and oth-

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

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

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

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

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

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

ROBERT LABRIE rsonal Repre 3902 US Highway 411 South

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

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, 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,

TO: MasterMinds, LLC 11816 Inwood Road #3242

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

As Deputy Clerk

May 30; June 6, 13, 20, 202525-01091P

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, **Estate & Court-related notices** • We offer an online payment portal for easy credit card payment · Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com