

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Workshop and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Abbott Square Community Development District

The Board of Supervisors (“**Board**”) of the Abbott Square Community Development District (“**District**”) will hold a workshop on Tuesday, July 8, 2025, at 6 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway Wesley Chapel, FL 33544 and a public hearing at its meeting on Wednesday, August 6, 2025, at 6 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway Wesley Chapel, FL 33544.

The purpose of the workshop is to provide residents more information about the proposed acquisition of the clubhouse and recreational facilities within the District (the “**Abbott Square Clubhouse**”) as described in the *Report of the District Engineer* on file with the District and the proposed increase in its operations and maintenance assessments.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“**Debt Assessments**”) that will secure the District’s proposed Special Assessment Bonds that would be issued to acquire the Abbott Square Clubhouse and includes a contingency for repairs and to fund the maintenance through December 2025. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the *Amenity Master Special Assessment Methodology Report* on file with the District. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The proposed schedule of assessments for all 651 units in the District will be on an equalized basis with a maximum annual assessment of \$659.85 per unit and a principal amount of \$8,771.12 per unit (inclusive of interest, collection costs, and discounts for early payment). The District expects to collect sufficient revenues to retire no more than \$5,710,000 principal in debt.

The Debt Assessments are anticipated to be collected by the Pasco County Tax Collector. Alternatively, the District may directly collect the Debt Assessments in accordance with Chapter 190, Florida Statutes.

Failure to pay the assessments may cause a tax certificate to be issued against the property and/or subject the property to foreclosure, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

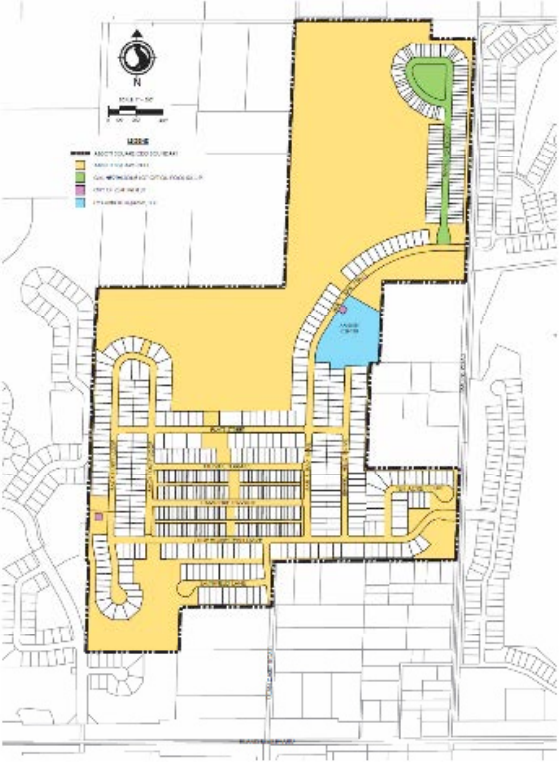
The workshop, Board meeting, and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The workshop, Board meeting, and/or the public hearing may be continued in progress to a date and time certain announced at the workshop, 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 public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda may be viewed on the District’s website at least 7 days before the meeting www.abbotsquarecdd.net, or may be obtained by contacting the District Manager’s office via email at mark.vega@inframark.com.

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 813-991-1140 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 office. Mark Vega, District Manager

RESOLUTION NO. 2025-04
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE



ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Abbott Square Community Development District (the “**District**”) has determined to acquire and construct certain public improvements (the “**Recreational Project**”) set forth in the plans and specifications described in the *Report of the District Engineer dated June 4, 2025* (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the office of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Recreational Project and future operation and maintenance and repairs by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the “**Debt Assessments**”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Recreational Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Amenity Master Special Assessment Methodology Report dated June 4, 2025* (the “**Assessment Report**”), incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Recreational Project and includes future maintenance and repairs.
- The nature of the Recreational Project generally consists of approximately 4.15 acres of land, together with the existing clubhouse building, all the facilities (pool area, playground area, fitness center, parking lot, landscaping/irrigation/hardscaping, and other existing sitework and appurtenant improvements), fixtures and personal property, all located within Tract C of the Abbott Square Phase 1A plat, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Recreational Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Recreational Project is approximately ~~\$4,166,400~~ and the future operation and maintenance are approximated to be ~~\$75,000~~ and repairs are approximated to be ~~\$175,000~~, for a total cost of ~~\$4,416,400~~ (hereinafter, referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$5,710,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed special assessment bonds.
- As provided in further detail in the Assessment Report, the lands within the District are currently fully platted and the Debt Assessments will be levied on an equalized basis across all residential units as they will all benefit equally from the ability to enjoy and use the Recreational Project regardless of product type or front footage.
- In the event the actual cost of the Recreational Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots, within the District, which are adjoining and contiguous or bounding and abutting upon the Recreational Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Recreational Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots assessed, the amount of benefit to and the assessment against each lot and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on June 4, 2025.

Attest:

/s/ Brian Lamb
Brian Lamb
Secretary

June 27; July 4, 2025

**Abbott Square
Community Development District**

/s/ Tanya Benton
Tanya Benton
Vice-Chair of the Board of Supervisors

25-01268P

FIRST INSERTION

B&T Group is proposing to construct a 199-foot tall overall height monopole telecommunications structure located near 34041 St. Joe Road, Dade City, Pasco County, Florida (28°22’12.2” N 82°15’05.7” W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

B&T Group invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC’s National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC’s website. Refer to File No. A1316184 when submitting the request and to view the specific information about the proposed action. 24-003518b DMG

June 27, 2025 25-01270P

FIRST INSERTION

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“**Board**”) of the Preserve at Legends Pointe Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: July 16, 2025
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn Tampa/Wesley Chapel
26640 Silver Maple Parkwa
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”), during normal business hours.

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

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

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

District Manager
June 27; July 4, 2025 25-01304P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/21/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner DEWIGHT L. CARTWRIGHT/CODY CHRISTOPHER TOCCO 1982 Sea Ray Hin SERF34160182 FL3317PR Title # 0113060862 sale to be held at Port Hudson Marina LLC 14333 Crabtrap Ct.Hudson Fl. 34667 vessel may be released prior to the Sale. Port Hudson Marina LLC reserves the right to accept /reject any or all bids
June 27; July 4, 2025 25-01267P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit:

The undersigned will sell at public sale by competitive bidding on Friday, July 11, 2025, at 11:00 AM on the premises where said property has been stored and which is located at EZ MINI STORAGE, 15830 U.S. HWY 19, City of HUDSON, County of PASCO, STATE of FLORIDA, Zip 34667 the following:
Space 6129 - California Rogers –
1997 Silver 2 Door Honda
automobile

Contents purchased must be paid for at the time of sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.
June 27; July 4, 2025 25-01302P

FIRST INSERTION

**NOTICE UNDER
FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Firebird Vitality, located at 11718 Enterprise drive, in the City of Port Richey, County of Pasco, State of FL, 34668,, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 19 day of June, 2025.
TALON WEIGHT LOSS, LLC
11718 Enterprise drive
Port Richey, FL 34668
June 27, 2025 25-01294P

FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE
MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the McKendree Pointe Community Development District (“**District**”) hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, via email at Larry@hikai.com, or by calling (813) 565-4663.

McKendree Pointe Community Development District
Larry Krause, District Manager
June 27, 2025 25-01266P

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 MR. ROOTER PLUMBING OF NEW PORT RICHEY located at 5238 FL-54 in the City of New Port Richey, Pasco County, FL 346522 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of June, 2025.
Reliable Plumbing Clearwater, LLC
June 27, 2025 25-01297P

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 MR. ROOTER PLUMBING OF NEW PORT RICHEY located at 5238 FL-54 in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of June, 2025.
Reliable Plumbing Clearwater, LLC
June 27, 2025 25-01296P

FIRST INSERTION

**NOTICE UNDER
FICTITIOUS NAME LAW**

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Central West Coast Builders LLC, located at 1607 Stipule Court, in the City of Trinity, County of Pasco, State of FL, 34655, intends

to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20 day of June, 2025.
A&M CONTRACTING, LLC
1607 Stipule Court
Trinity, FL 34655
June 27, 2025 25-01295P

Q&A

What is a public notice?

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

118237_V9

Florida's Newspaper for the Community

Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTIONS, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Silverado Community Development District ("District") will hold the following two public hearings and a regular meeting:
DATE: July 21, 2025
TIME: 5:00 p.m.
LOCATION: Zephyrhills Train Depot Museum
39110 South Avenue
Zephyrhills, Florida 33542

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)**	Change in Annual Dollar Amount
SF 50'	145	1.00	\$1,819.14	\$2,242.80	\$423.66
SF 55'	96	1.10	\$2,001.05	\$2,467.08	\$466.03
SF 60'/65'	189	1.18	\$2,146.58	\$2,646.50	\$499.92

** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

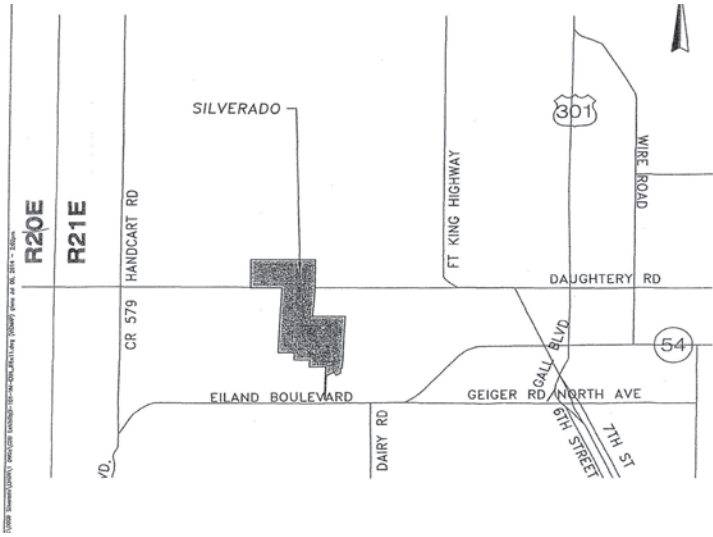
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least 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 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication 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.

Jamie Sanchez
District Manager



June 27; July 4, 2025

25-01292P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000969
IN RE: ESTATE OF
DOROTHY J. PUGH
Deceased.

The administration of the estate of DOROTHY J. PUGH, deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedents death by the decedent or the decedents 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 decedents estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:

Richard E. Pugh
1127 Dockside Drive
Lutz, Florida 33559

Attorney for Personal Representative:

Denise A. Welter, Esquire
Florida Bar Number: 585769
Welter Law Office

2312 Cypress Cove, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 736-9080

E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com

June 27; July 4, 2025 25-01299P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Lexington Oaks Community Development District

The Board of Supervisors (the "Board") of the Lexington Oaks Community Development District (the "District") will hold a public hearing and a meeting on Thursday, July 17, 2025, at 6:30 p.m. at the Lexington Oaks Community Center, 26304 Lexington Oaks Blvd., Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the District's proposed adoption of its 2025-2026 budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance (the "O&M Assessments") for fiscal year 2025-2026. There is no change to the District's annually recurring non-ad valorem village reserve assessments (the "Reserve Assessments") for fiscal year 2025-2026.

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 Reserve 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.lexingtonoakscdd.org, or may be obtained by contacting the District Manager's office via email at Brenden.Crawford@inframark.com or via phone at (813) 991-1109.

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.

2025 - 2026 Non-Ad Valorem Assessment Summary

Product Type	Total Units	General Fund 001			Village Reserves			Series 2021A Debt Service			Series 2021B Debt Service			Total		
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change
		No Debt														
SF 44 foot	127	\$ 930.25	\$ 842.56	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 930.25	\$ 842.56	10%
SF 50 foot	245	\$ 1,057.05	\$ 957.40	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,057.05	\$ 957.40	10%
SF 70 foot	80	\$ 1,628.33	\$ 1,474.83	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,628.33	\$ 1,474.83	10%
SF 80 foot	3	\$ 1,945.45	\$ 1,762.05	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,945.45	\$ 1,762.05	10%
SF 80 foot-H	28	\$ 1,945.45	\$ 1,762.05	10%	\$ 478.99	\$ 479.00	0%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 2,424.45	\$ 2,241.05	8%
SF 80 foot-P	46	\$ 1,945.45	\$ 1,762.05	10%	\$ 405.77	\$ 405.77	0%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 2,351.22	\$ 2,167.82	8%
Day Care	1	\$ 6,910.14	\$ 6,258.71	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 6,910.14	\$ 6,258.71	10%
Golf Course	1	\$ 17,374.07	\$ 15,736.18	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 17,374.07	\$ 15,736.18	10%
Series 2011																
SF 50 ft	308	\$ 1,057.05	\$ 957.40	10%	\$ -	\$ -	n/a	\$ 338.43	\$ 338.43	0%	\$ -	\$ -	n/a	\$ 1,395.48	\$ 1,295.83	8%
SF 70 ft	270	\$ 1,628.33	\$ 1,474.83	10%	\$ -	\$ -	n/a	\$ 481.35	\$ 481.35	0%	\$ -	\$ -	n/a	\$ 2,109.69	\$ 1,956.18	8%
SF 80 ft-H	26	\$ 1,945.45	\$ 1,762.05	10%	\$ 478.99	\$ 479.00	0%	\$ 547.42	\$ 547.42	0%	\$ -	\$ -	n/a	\$ 2,971.87	\$ 2,788.47	7%
Series 2017																
SF 44 ft	130	\$ 930.25	\$ 842.56	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 255.80	\$ 255.80	0%	\$ 1,186.05	\$ 1,098.35	8%
SF 50 ft	115	\$ 1,057.05	\$ 957.40	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 309.29	\$ 309.29	0%	\$ 1,366.35	\$ 1,266.69	8%
SF 70 ft	64	\$ 1,628.33	\$ 1,474.83	10%	\$ -	\$ -	n/a	\$ -	\$ -	n/a	\$ 443.98	\$ 443.98	0%	\$ 2,072.29	\$ 1,918.78	8%
SF 80 ft-P	67	\$ 1,945.45	\$ 1,762.05	10%	\$ 405.77	\$ 405.77	0%	\$ -	\$ -	n/a	\$ 499.30	\$ 499.30	0%	\$ 2,850.52	\$ 2,667.12	7%
	1,511															

The O&M Assessments and Reserve Assessments (in addition to any debt assessments or other District assessments) will appear on the November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

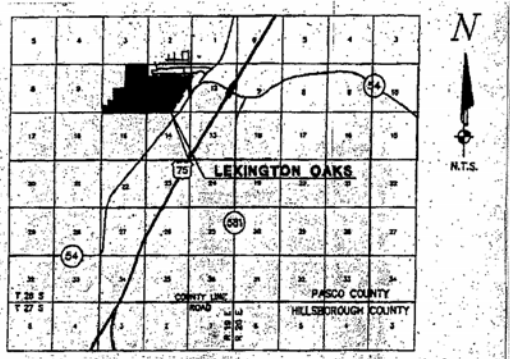
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Brenden Crawford
District Manager



June 27, 2025

25-01293P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000448CPAXWS
IN RE: ESTATE OF
MARTIN CHARLES WILMOT
Deceased.

The administration of the estate of Martin Charles Wilmot, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P. O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

BARRED.

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:

s/ Sharon Otis
Sharon Otis
1046 Hagen Drive
Trinity, Florida 34655

Attorney for Personal Representative:

s/ Zachary Ryan Walters,
Zachary Ryan Walters, Esq.
Attorney

Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW

10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177

E-Mail: pleadings@wollinka.com

June 27; July 4, 2025 25-01300P

SAVE TIME

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

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Business Observer
FLORIDA'S NEWSPAPER FOR THE G-SUITE
LV20806 JV22

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

ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001013 IN RE: ESTATE OF LORENA AURORA GREGORY a/k/a LORENA GREGORY MORALES Deceased.</div> <div><p>The administration of the estate of LORENA AURORA GREGORY a/k/a LORENA GREGORY MORALES, deceased, whose date of death was April 12, 2025 , is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div>Personal Representative: Lavinia Gonzalez Vega 8146 Lagerfield Dr. Land O' Lakes, FL 34637 Attorney for Personal Representative: Michael J. Faehner, Esq. Florida Bar No. 23043 301 Woodlands Pkwy, Suite 10 Oldsmar, FL 34677 Telephone: (727) 306-0201 Email: michael@faehner.com Secondary Email: filings@faehner.com June 27; July 4, 2025 25-01298P</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000047 IN RE: ESTATE OF PAUL E. BOWDEN, aka PAUL EDWARD BOWDEN Deceased.</div> <div><p>The administration of the estate of PAUL E. BOWDEN, also known as PAUL EDWARD BOWDEN, deceased, whose date of death was December 18, 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.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is: June 27, 2025.</p><div>SUSAN M. WALSH Personal Representative 389 Town Farm Road Bucksport, ME 33541 Attorney for Personal Representative Florida Bar No. 139668 Gray/Robinson, P.A. P. O. Box 3 Lakeland, FL 33802 Telephone: (863) 284-2200 Email: John.Vreeland@Gray-Robinson.com 2nd Email: Dena.Bohall@Gray-Robinson.com June 27; July 4, 2025 25-01288P</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000907CPAXES IN RE: ESTATE OF JOANN STRICKLAND, Deceased.</div> <div><p>The administration of the estate of JOANN STRICKLAND, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is: June 27, 2025.</p><div>JAMES ANDREW STRICKLAND Personal Representative 1174 South 900 West Logan, UT 84321 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com June 27; July 4, 2025 25-01289P</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000771 IN RE: ESTATE OF ANGELA SAUERZOPF Deceased.</div> <div><p>The administration of the estate of Angela Sauerzopf, deceased, whose date of death was February 10, 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.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div>Donna Graves 9926 Preakness Stakes Way Dade City, Florida 33525 Personal Representative Rachel L. Loiacono E-mail Addresses: rachel@thebwlaw.com Florida Bar No. 1044073 Breakwater Law, PLLC 2500 Tamiami Trail N, Suite 220 Naples, Florida 34103 Telephone: (239) 488-4466 Attorneys for Personal Representative June 27; July 4, 2025 25-01285P</div></div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-0913-WS IN RE: ESTATE OF THOMAS J. CURLEY Deceased.</div> <div><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>You are hereby notified that an Order of Summary Administration has been entered in the estate of THOMAS J. CURLEY, deceased, File Number 51-2025-CP-0913-WS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was March 8, 2025; that the total value of the estate is approximately \$21,500.00 and that the names and addresses of those to whom it has been assigned by such order are:</p><table><tr><th>Name</th><th>Address</th></tr><tr><td>Ellen Curley, Trustee</td><td>f/b/o Broderick Curley</td></tr><tr><td>2 Deer Ridge Rd.,</td><td>Bedford Corners,</td></tr><tr><td>NY 10549</td><td>Bedford Corners, NY 10549</td></tr><tr><td>Broderick Curley</td><td>211644 Parable Court</td></tr><tr><td>New Port Richey , FL,</td><td>34654</td></tr></table><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is June 27, 2025.</p><div>Personal Giving Notice: ELLEN CURLEY 2 Deer Ridge Rd. Bedford Corners, NY 10549 Attorney for Person Giving Notice: 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 27; July 4, 2025 25-01291P</div></div>	Name	Address	Ellen Curley, Trustee	f/b/o Broderick Curley	2 Deer Ridge Rd.,	Bedford Corners,	NY 10549	Bedford Corners, NY 10549	Broderick Curley	211644 Parable Court	New Port Richey , FL,	34654	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-000343 IN RE: ESTATE OF MARK GOVONI, Deceased.</div> <div><p>The administration of the Estate of MARK GOVONI, deceased, whose date of death was 12/20/2024, Case Number 25-CP-000343, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.</p><p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN</p><p>THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is the 27 of June 2025.</p><div>Personal Representative: GINA GOVONI, 13421 Carol Drive, Hudson, FL 34667 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com June 27; July 4, 2025 25-01286P</div></div>
Name	Address																
Ellen Curley, Trustee	f/b/o Broderick Curley																
2 Deer Ridge Rd.,	Bedford Corners,																
NY 10549	Bedford Corners, NY 10549																
Broderick Curley	211644 Parable Court																
New Port Richey , FL,	34654																

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000754 Division: Probate IN RE: ESTATE OF MICHAEL J. BARBONE Deceased.</div> <div><p>The administration of the estate of Michael J. Barbone, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 55 N. Broadway Ave., Bartow, Florida 33830 . The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>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.</p><p>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,</p></div>	<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 27, 2025.</p> <div>Personal Representative: Susan E. Barbone 16714 Fairbolt Way Odessa, Florida 33556 Attorney for Personal Representative: Kimberly K. Muentner Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuentner@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com June 27; July 4, 2025 25-01290P</div>
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SAVE



TIME

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FLORIDA'S BUSINESS LAW FIRM

Business Observer

1/28/2024, 1:24

--- ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA003513 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 CATO LAFAYETTE PATMON A/K/A CATO L. PATMON, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KIM-METH PATMON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: JUSTINE ROCHELLE PATMON, Whose Residence Is: 910 HARTNEY DR., COLUMBUS, OH 43230 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 16, BLOCK 31, SEVEN OAKS PARCEL S-8A, ACCORDING TO THE MAP OR PLAT THEREOF	AS RECORDED IN PLAT BOOK 47, PAGE 86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 07/28/2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at County, Florida, this June 20, 2025 CLERK OF THE CIRCUIT COURT (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-111501 June 27; July 4, 202525-01278P	


FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 51-2019-CA-002718 WS UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff, vs. KYLE LEE UBER A/K/A KYLE L UBER; ASHLEY M UBER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CAMPUS USA CREDIT UNION, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Sale entered on June 5, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on JULY 17, 2025 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida: LOT 7, FLORESTATE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 28, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ALSO KNOWN AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION FOR A POINT OF BEGINNING; THENCE RUN EAST 94.00 FEET TO A POINT 40.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 8; THENCE RUN NORTH PARALLEL TO THE WESTERN BOUNDARY OF THE SAID LOT 5, BLOCK 8; A DISTANCE OF 111.70 FEET; THENCE RUN WEST 64.00 FEET; THENCE FOLLOWING AN ARC, RUN SOUTH AND WEST TO A POINT ON THE WESTERN BOUNDARY OF LOT 4, BLOCK 8, 81.70 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE FOLLOWING THE WESTERN BOUNDARY OF TH AFORESAID LOTS 4 AND 5, RUN SOUTH 81.70 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT ON AND OVER A STRIP OF LAND 20.00 FEET IN WIDTH NORTH AND	SOUTH, DIRECTLY NORTH OF AND ABUTTING THE PROPERTY HEREIN DESCRIBED. TOGETHER WITH THE LAND LYING NORTH AND WEST OF THE DESCRIBED ARC, FOR MEANS OF INGRESS AND EGRESS. THE LAND DESCRIBED BEING PORTIONS OF LOTS 4 AND 5, BLOCK 8, JASMINE POINT ESTATES SUBDIVISION, ACCORDING O M P OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 14 AND 14A, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 1625, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 5422 FOLEY SQ, NEW PORT RICHEY, FL 34652-1317 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 13, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicesfl@mtglaw.com June 27; July 4, 202525-01274P	

FIRST INSERTION		
<p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-001840</p> <p>BOND VALIDATION</p> <p>SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, vs.</p> <p>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS, AND CITIZENS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.</p> <p>NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED</p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS, AND CITIZENS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE, OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>The SageBrush Community Development District (the "District") having filed its Complaint for Validation of a not to exceed principal amount of \$50,000,000 Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE,</p> <p>IT IS ORDERED that all taxpayers, property owners and citizens of</p>	<p>the District and Pasco County, Florida, including non-residents owning property or subject to assessments or taxation therein, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on Monday, August 11, 2025, at 1:30 p.m. by Zoom [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. Zoom credentials are: https://zoom.us/j/98186244886?pwd=XBc45smtetNPuqr2oA3MCrVeQVZYnO.1</p> <p>IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, Florida, being the County wherein said Complaint has been filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.</p> <p>DONE AND ORDERED at the Courthouse in Pasco County, Florida, this ____ day of ____, 2025.</p> <p>Electronically Conformed 6/24/2025</p> <p>Kimberly Sharpe Byrd</p> <p>HONORABLE KIMBERLY SHARPE BYRD</p> <p>CIRCUIT COURT JUDGE</p> <p>Copies furnished to:</p> <p>Kathryn C. Hopkinson, Esquire</p> <p>Counsel for Plaintiff</p> <p>Via Email: khopkinson@srvlegal.com; a.delamora@srvlegal.com</p> <p>Elaine Babiarz, Esquire</p> <p>Assistant State Attorney</p> <p>Via Email: elainebabiarz@flsa6.gov</p> <p>Requests for Accommodations by Persons with Disabilities: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>June 27; July 4, 2025 25-01305P</p>	
FIRST INSERTION		
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO: 2025CA001447CAAXWS</p> <p>AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATOR OF RESTORATION III TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs.</p> <p>THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendants.</p> <p>To: THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO at last known address: unknown.</p> <p>ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN: at last known address: unknown.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose on real and personal property located at in Pasco County, Florida:</p> <p>Lot 443, GULF HIGHLANDS UNIT THREE, according to the Plat thereof, as recorded in Plat Book 12, Page 58, of the Public Records of Pasco County, Florida.</p> <p>With a street address of: 11539</p>	<p>Meredith Lane, Port Richey, FL 34668.</p> <p>has been filed against you. You are required to serve a copy of your written defenses, if any, to Vivian A. Jaime, Esquire, Plaintiff's attorney, Ritter, Zaretsky, Lieber & Jaime, LLP, Telephone: (305) 372-0933, 2800 Biscayne Boulevard, Suite 500, Miami, Florida 33137, Primary E-mail: Vivian@rzl-law.com; Secondary E-mail: efile@rzllaw.com WITHIN THIRTY DAYS FROM THE FIRST DATE OF PUBLICATION, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE 07/28/2025</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated: June 20, 2025.</p> <p>Nikki Alvarez-Sowles, Esq.</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>As Clerk of the Court</p> <p>BY: Haley Joyner</p> <p>Deputy Clerk</p> <p>Submitted by:</p> <p>Vivian A. Jaime, Esq.</p> <p>2800 Biscayne Boulevard, Suite 500</p> <p>Miami, Florida 33137</p> <p>Telephone: (305) 372-0933</p> <p>Email: Vivian@rzllaw.com and Denise@rzllaw.com</p> <p>June 27; July 4, 2025 25-01277P</p>	


FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2019CA003141CAAXWS QUICKEN LOANS INC., Plaintiff, vs. DONALD KEITH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH 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 16, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 46, CRANE'S ROOST SUBDIVISION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654 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 23 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/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 19-369003 - NaC June 27; July 4, 202525-01280P	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA002444CAAXWS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. ROY CHATRAW; UNKNOWN SPOUSE OF ROY CHATRAW; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 12, 2025 and entered in Case No. 2024CA002444CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and ROY CHATRAW; UNKNOWN SPOUSE OF ROY CHATRAW; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on July 7, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 89, CYPRESS RUN AT MEADOW OAKS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 19th day of June 2025. By: /s/ Marc Granger, Esq. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01025 NML June 27; July 4, 202525-01276P	forth in said Final Judgment, to wit: LOT 89, CYPRESS RUN AT MEADOW OAKS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 19th day of June 2025. By: /s/ Marc Granger, Esq. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01025 NML June 27; July 4, 202525-01276P	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024 CA 000688 CAAXWS Freedom Mortgage Corporation, Plaintiff, vs. Teresa A. Buzzard a/k/a Teresa Buzzard, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000688 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Teresa A. Buzzard a/k/a Teresa Buzzard; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 17-26-16-0010-00000-0220	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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 20th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426 June 27; July 4, 202525-01275P	



WAKE UP



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Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer


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FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA000764CAAXES
EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DONALD BRITT, REGINAE. VERZI, et al., Defendants.
TO: Donald Britt Regina E. Verzi Unknown Parties In Possession 8421 Ivy Stark Blvd. Wesley Chapel, FL 33545
Donald Britt Regina E. Verzi Unknown Parties In Possession 31858 Barrel Wave Way Wesley Chapel, FL 33545
YOU ARE NOTIFIED that an action to foreclose a lien against the following property in Pasco County, Florida:
Lot 7, Block 17, of EPPERSON NORTH VILLAGE D-3, according to the Plat thereof, as recorded in Plat Book 88, Page 1, of the Public Records of Pasco County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, CHAD SWEETING, ESQUIRE, Plaintiffs Attorney, whose address is ARIAS BOSHINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, 07/28/2025, 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 for Lien Foreclosure and Monetary Damages.
Signed on June 20, 2025.
Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT (SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk
June 27; July 4, 11, 18, 2025
25-01273P

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.: 2025CA001024CAAXES
DIVISION: H
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Get Liquid Funding, LLC, James L. Coles, III, Dionne A. Coles Butler, Dana M. Coles, Salem Baptist Church of Chicago, and James L. Coles, III as Trustee of the James L. Coles, Jr. and Laureta M. Coles Trust dated September 20, 2001 Defendants.
TO: James L. Coles, III, individually and as trustee 13018 Sirius Lane Hudson, FL 34667
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 JULY 28TH, 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 20, 2025.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk
June 27; July 4, 11, 18, 2025
25-01272P



Q&A

What is a public notice?

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

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

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

LV1823Z_V10

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2018CA001663CAAXWS
U.S. BANK, N.A. AS TRUSTEE FRO MANUFACTURED HOUSING CONTRACT SENIOR/SURBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-3, Plaintiff, vs. TIMOTHY C. CARMACK, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 11, 2021, and entered in 2018CA001663CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SURBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-3 is the Plaintiff and TIMOTHY C. CARMACK; UNKNOWN SPOUSE OF TIMOTHY C. CARMACK N/K/A SHANNON CARMACK 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 15, 2025, the following described property as set forth in said Final Judgment, to wit:
THE NORTH 1/2 OF TRACT 1207 BEING FURTHER DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE E 1/3 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF; ALSO LESS THE EAST 33 FEET THEREOF. TOGETHER WITH THAT CERTAIN 2008 SKYLINE PINE CREEK MOBILE HOME, SERIAL NUMBERS 47610332WA AND 47610332WB
Property Address: 11940 SMITH BLVD, HUDSON, FL 34667
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES 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 23 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\ Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
17-081134 - NaC
June 27; July 4, 2025 25-01281P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2023CA003252CAAXES
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST EDWARD ANTHONY RADEMAKER, Defendants.
TO: RAHEEM OMAR RADEMAKER AKA RAHEEM O RADEMAKER
Last Known Address: 2108 Hoyt Ave S. Apt. 3, Long Island, NY 11102
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST EDWARD ANTHONY RADEMAKER
Last Known Address: 5141 Silver Charm Terrace, Wesley Chapel, FL 33544
You are notified of an action to foreclose a mortgage on the following property in Pasco County:
LOT 68, BLOCK 8, LEXINGTON OAKS, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 57 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
5141 Silver Charm Terrace, Wesley Chapel, FL 33544
The action was instituted in the Circuit Comi, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 23-CA-003252-ES; and is styled Lakeview Loan Servicing, LLC vs. Edward Anthony Rademaker. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before JULY 28, 2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
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.
DATED: June 24, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
As Clerk of Court
(SEAL) By: Shakira Ramirez Pagan
As Deputy Clerk
Quintairos, Prieto, Wood & Boyer, P.A.
Attn : Foreclosure Service Department
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
Phone: (855) 287-0240
Fax: (855) 287-0211
E-service: servicecopies@qpwbaw.com
June 27; July 4, 2025 25-01284P

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO: 23-CC-704
ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILFREDO SANCHEZ, JASMINE SANCHEZ, SECERTARY OF HOUSING AND URBAN DEVELOPMENT AND ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:
Lot 21, Block 2, ABERDEEN - PHASE ONE, a subdivision according to the plat thereof recorded at Plat Book 41, Pages 133-140, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 31730 Loch Aline Drive, Wesley Chapel, Florida, 33545.
at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on August 21, 2025.
Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024CA003084CAAXES
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JADY MARIE MUNIZ NK/A JADY MUNIZ, et al., Defendant.
To: JADY MARIE MUNIZ A/KIA JADY MUNIZ, 3316 THISTLEDOWN LN, LANDO LAKES, FL 34638
YAMID GERALDO MUNIZ ARROYO A/KIA YAMID MUNIZ, 3316 THISTLEDOWN LANE, LANDO LAKES FL 34638
UNKNOWN SPOUSE OF YAMID GERALDO MUNIZ ARROYO A/KIA YAMID MUNIZ, 3316 TIDSTLEDOWN LN, LAND O LAKES FL 34638
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 1, BLOCK 15, SUNCOAST MEADOWS - INCREMENT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 129 THROUGH 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of

FIRST INSERTION

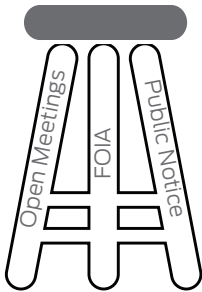
NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA001270CAAXES
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PERTEL, DECEASED, et. al. Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PERTEL, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
TO: JOHN JOSEPH PERTEL II, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 4, BLOCK F, ALL IN SILVER OAKS VILLAGE - PHASE TWO, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 29 AND 30, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

the date that the Clerk reports the funds as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 24th day of June, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK AND COMPTROLLER s/ Stephan C. Nikoloff
Stephan C. Nikoloff (Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
June 27; July 4, 2025 25-01282P

this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. Due on or before July 28, 2025
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and seal of said Court on the 24 day of June, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT OF PASCO COUNTY (SEAL) By Shakira Ramirez Pagan
As Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10626FL
June 27; July 4, 2025 25-01283P

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 24-CP-000621
IN RE: ESTATE OF
EDMUND FRANCIS SAMPSON
JR.,
Deceased.
The administration of the estate of EDMUND FRANCIS SAMPSON JR, deceased, whose date of death was August 30, 2023; is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2024-CP-000621; the mailing address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 20, 2025.

Personal Representative
Taylor Sampson
4732 Capron St
New Port Richey, FL 34653
MATTHEW D. WOLF, ESQ.
Ivanov & Wof, PLLC
3310 W. Cypress St Suite 206
Tampa, FL 33607
Ph: (813) 870-6396
FL Bar No.: 92611
June 20, 27, 202525-01222P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-923
IN RE: ESTATE OF
ZAIDA H. BERRIOS
Deceased.
The administration of the estate of ZAIDA H. BERRIOS, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 20, 2025.

Personal Representative:
ESTHER B. WATSON
3406 Oak Trail Dr.
Rowlett, Texas 75088
Attorney for Personal Representative:
/S/CHRISTINA KANE
CHRISTINA KANE, Attorney
Florida Bar Number: 97970
LYONS LAW GROUP PA
8362 Forest Oaks Blvd.
Spring Hill, FL 34606
Telephone: (352) 515-0101
Fax: (352) 616-0055
E-Mail: ckane@lyonslawgroup.com
Secondary E-Mail:
cyndi@lyonslawgroup.com
June 20, 27, 202525-01245P

SECOND 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 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 20, 2025.

Personal Representative:
Jessica Keith
2111 Bluestone Drive
Findlay, Ohio 45840
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Relicia@BellLawFirmFlorida.com
June 20, 27, 202525-01217P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
CASE NO.
2024CA003252CAAXWS
U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
THOMAS H GORECKI JR, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2025, and entered in 2024CA003252CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and THOMAS H GORECKI JR; JAIME L GORECKI are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on July 09, 2025, the following described property as set forth in said Final Judgment, to wit:
THE EAST 200 FEET OF LOT 118 OF THE UNRECORDED PLAT OF LONG LAKE ESTATES UNIT THREE, LYING IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA FUR-

SECOND INSERTION

THER DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 3, THENCE RUN ALONG THE WEST LINE OF SAID SW 1/4, SOUTH 0 DEGREES 26'10" WEST, 2684.0 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SECTION 3, SOUTH 89 DEGREES 26'02" EAST, 979.96 FEET FOR A POINT OF BEGINNING THENCE RUN NORTH 0 DEGREES 33'58" EAST, 292.28 FEET, THENCE NORTH 20 DEGREES 36'02" EAST, 25.0 FEET THENCE SOUTH 69 DEGREES 23'58" EAST 292.80 FEET; THENCE 25.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 821.0 FEET AND A CHORD OF 25.60 FEET WHICH BEARS SOUTH 70 DEGREES 17'34" EAST; THENCE SOUTH 18 DEGREES 48'50" WEST, 25.0 FEET; THENCE SOUTH 0 DEGREES 33'58" WEST 183.32 FEET; THENCE NORTH 89 DEGREES 26'02" WEST, 300.0 FEET TO THE POINT OF BEGINNING.
Property Address: 13206 TYRONE ST, HUDSON, FL 34667
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND INSERTION

AFFECTED IN ANY WAY THEREBY:
Kenton Community Development District (the "District") having filed its Complaint for validation of not to exceed \$22,270,000 Kenton Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:
NOW, THEREFORE,
IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, 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 (information below), and show cause if any there be why the prayers of said Complaint

SECOND INSERTION

for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing by dialing in telephonically 352-320-3199.
IT IS FURTHER ORDERED that 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 hearing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, 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 this cause.
DONE AND ORDERED in Pasco County, Florida this __ day of ____, 2025.
Electronically Conformed 6/11/2025
The Honorable Alicia Polk
Circuit Court Judge
June 20, 27, 202525-01216P

SECOND INSERTION

for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing by dialing in telephonically 352-320-3199.
IT IS FURTHER ORDERED that 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 hearing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, 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 this cause.
DONE AND ORDERED in Pasco County, Florida this __ day of ____, 2025.
Electronically Conformed 6/11/2025
The Honorable Alicia Polk
Circuit Court Judge
June 20, 27, 202525-01216P

ACTIONS / SALES

SECOND 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 2024CA002468CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and CAROLYN ANNE HILL; OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com , at 11:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 86, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 98 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 24910 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	45.031.	IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 24-229904 - MiM June 20, 27, 2025
		25-01247P

SECOND 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, INC., Plaintiff, v. JOSEPH SILVA, JENNIFER SILVA, and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 2024CC006444CCAXWS the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as: Lot 36, as shown and set out on the Plat entitled "MITCHELL RANCH SOUTH PHASE II", recorded in Plat Book 79, Pages 81 through 84, of the Official Records of Pasco County, Florida. PARCEL ID NO.: 26-26-16-0060-00000-0360 ("Property") Property Address: 8636 Prairie Creek Drive, Trinity, Florida 34655 at public sale, to the highest and best bidder for cash at 11:00 a.m. on July 16, 2025. The sale shall be conducted online at https://pasco.realforeclose.com/index.cfm Any person claiming	an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. "If you are a person with a disability who needs 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	
		25-01234P

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CC000964CCAXES FLORIDA ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, v. D.A.R.N. Investment Properties, Inc. AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, N/K/A WANDA BIANCO, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2025CC000964CCAXES of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein D.A.R.N. Investment Properties, Inc. and any 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 ESTATES ADDITION, according to the map or plat thereof as recorded in Plat Book 7, Page 1, public records of Pasco County, Florida, LESS road right-of-way, together with a 1960 GARD mobile home, vehicle identification number 60421303, title number 44631689 (the mobile home is permanently affixed to the property and the mobile home title has been cancelled/retired).	commonly known as 6403 Midland Street, Zephyrhills, FL 33542 Parcel Identification Number 02-26-21-0100-00000-0300 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 June 20, 27, 2025	
		25-01214P

SECOND 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 SERVICING is Plaintiff and GARY A. GOODMAN A/K/A GARY GOODMAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com , at 11:00 a.m., on July 16, 2025, the following described property as set forth in said Order or	Final Judgment, to-wit: LOT 695, CREST RIDGE GARDENS-UNIT SEVEN, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 134, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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 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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA000340CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2025, and entered in 2023CA000340CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED; NATALIE RENEE ROGERS; FLORIDA HOUSING FINANCE CORPORATION; GOODLEAP, LLC; DAMIAN ROGERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED; DAMIEN ANDREW ROGERS are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com , at 11:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2571, EMBASSY HILLS UNIT TWENTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED	IN PLAT BOOK 17, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9105 LEDGESTONE LN, PORT RICHEY, FL 34668 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, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 23-091442 - NaC June 20, 27, 2025	
		25-01246P

SECOND 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)	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 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 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

SECOND 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#: 2025CA001613CAAXWS DIVISION: J3 Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard Fitzherbert a/k/a Richard Lee Fitzherbert a/k/a Richard L. Fitzherbert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al. Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard Fitzherbert a/k/a Richard Lee Fitzherbert a/k/a Richard L. Fitzherbert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, ifliving, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real	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 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 FCol CXE June 20, 27, 2025	
		25-01244P

SECOND 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 LAWRENCE J. DAUGHERTY, JR. a/k/a JOY ALLISON LINEHAM, PASCO COUNTY CLERK & COMPTROLLER, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 2025CC000047CCAXES of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein HILLCREST ESTATES, INC., a Florida not-for-profit corporation, is the Plaintiff and LAWRENCE J. DAUGHERTY a/k/a LAWRENCE J. DAUGHERTY, JR. a/k/a JOY ALLISON LINEHAM, PASCO COUNTY CLERK & COMPTROLLER, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, A GOVERNMENTAL ENTITY, ON BEHALF OF THE STATE OF FLORIDA, AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on July 23, 2025, the following described property as set forth in said Final Judgment, to wit:	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 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 June 20, 27, 2025	
		25-01215P

SECOND INSERTION

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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:
FLORIANNE B. COTE
5226 Falcon Drive
Holiday, Florida 34690
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
June 20, 27, 2025 25-01224P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

June 20, 27, 2025 25-01243P

SECOND 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 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the 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 25-01235P

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

Business Observer

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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

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

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

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

Personal Representative:
Eric Klein
1395 Bluebird Lane
Eagle River, WI 54521
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2696
Zephyrhills, Florida 33539
Phone: (813) 220-3245
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
June 20, 27, 2025 25-01223P

SECOND INSERTION

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

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

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

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

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

MICHAEL OWEN BALCO
Personal Representative
2207 NE 17th Terrace
Cape Coral, FL 33909
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
rhartt@hnh-law.come
June 20, 27, 2025 25-01218P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000080CPAXES
Division Probate
IN RE: THE ESTATE OF
BERNICE ALBERTA HANSON
Deceased.

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

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

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

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

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

NOTWITHSTANDING THE TIME 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 Representatives:
Linda L. Bosch
34 Red Barn Rd
Monroe, Me 04951
Attorney for Personal Representatives:
Attorney
Robert C. Burnette, Esquire
Florida Bar Number: 0159816
5710 Gall Boulevard, Suite C
Zephyrhills, FL 33542
Telephone: (813) 788-6800
Fax: (813) 322-3588
E-Mail: rcburnettepa@gmail.com
June 20, 27, 2025 25-01229P

SECOND INSERTION

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

The administration of the estate of Kevin L. Knorr, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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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:
Gloria Knorr
7602 Valley Court
New Port Richey, Florida 34653
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
June 20, 27, 2025 25-01233P

SECOND INSERTION

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

The administration of the estate of JAMES MASON FRITZ, a/k/a JAMES M. FRITZ, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Personal Representative:
ASHTON FRITZ
14020 Mississinewa Dr
Carmel, Indiana 46033
Attorney for Personal Representative
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive,
Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
June 20, 27, 2025 25-01256P

SECOND INSERTION

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

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

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

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

MICHAEL OWEN BALCO
Personal Representative
2207 NE 17th Terrace
Cape Coral, FL 33909
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
rhartt@hnh-law.come
June 20, 27, 2025 25-01218P

SECOND INSERTION

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

The administration of the estate of Kevin L. Knorr, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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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:
courtservice@elderlawcenter.com,
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

SECOND INSERTION

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

The administration of the estate of JAMES MASON FRITZ, a/k/a JAMES M. FRITZ, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Personal Representative:
ASHTON FRITZ
14020 Mississinewa Dr
Carmel, Indiana 46033
Attorney for Personal Representative
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive,
Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
June 20, 27, 2025 25-01256P

SECOND INSERTION

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

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

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

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

MICHAEL OWEN BALCO
Personal Representative
2207 NE 17th Terrace
Cape Coral, FL 33909
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email:
rhartt@hnh-law.come
June 20, 27, 2025 25-01218P

SECOND INSERTION

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

The administration of the estate of Kevin L. Knorr, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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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:
courtservice@elderlawcenter.com,
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

SECOND INSERTION

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

The administration of the estate of JAMES MASON FRITZ, a/k/a JAMES M. FRITZ, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Personal Representative:
ASHTON FRITZ
14020 Mississinewa Dr
Carmel, Indiana 46033
Attorney for Personal Representative
MICHAEL T. HEIDER, ESQ.
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive,
Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
June 20, 27, 2025 25-01256P

SECOND INSERTION

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

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

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

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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.

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