PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Acacia Fields Community Development District Notice of FY 2024/2025 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Acacia Fields Community Development District are scheduled to be held at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz,

> July 8, 2025 August 12, 2025

the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) $994\hbox{-}1001,$ one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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.

Acacia Fields Community Development District Scott Brizendine District Manager

Run Date: 6/27/2025 June 27, 2025

25-01259P

FIRST INSERTION

Notice of Special Board of Supervisors Meeting and Attorney-Client Session Shade Meeting

of the Epperson Ranch Community Development District
The Board of Supervisors (the "Board") of the Epperson Ranch Community Development District (the "District") will hold a special meeting and an attorney-client session on Monday July 7, 2025, at 5:15 p.m. at the Hilton Garden Inn, located at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The previously sched-

uled regular meeting at 6:15 p.m. will take place after the special meeting.

After the commencement of the special board meeting, the Board will hold an attorney-client session, which will be closed to the public, pursuant to the provisions of Section 286.011(8), Florida Statutes. During the attorney-client session, the Board will meet in private with its attorneys to discuss pending litigation to which the District is presently a party with respect to the case styled *Richard Ogrodowski* vs. Epperson Ranch Community Development District and DPFG Management & Consulting LLC, Case No. 23-CA-001074, which was filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida.

The subject matter of the attorney-client session will be confined to settlement nearest confined to settlement at the session will be settlement at the sessio gotiations and strategy sessions related to litigation expenditures in connection with the lawsuit. The entire attorney-client session will be recorded by a certified court reporter whose notes will be fully transcribed and filed with the District's secretary/clerk and shall be made part of the public record upon conclusion of the litigation.

The following persons are expected to be in attendance at the attorney-client

session: Board members Christy Bartels, Chad Mendelsohn, Harl D. Page, Dawn Curran-Tubb and Cherdonna Epps-Gardner; District Counsel Whitney Sousa and Cari Allen Webster; Special Litigation Defense Counsel to the District J. Chris $Prusinowski; District Manager Heath \ Beckett \ and \ Kyle \ Darin; \ and \ a \ Court \ Reporter.$

The attorney-client session is expected to last approximately 1 hour. At the conclusion of the attorney-client session the Board meeting will be reopened. A copy of the Agenda will be posted on the District's website https://www.eppersonranchcdd.org/ or may be obtained by contacting the District Manager's office via email at https://www.eppersonranchcdd.org/ or may be obtained by contacting the District Manager's office via email at https://www.eppersonranchcdd.org/ or may be obtained by contacting the District Manager's office via email at https://www.eppersonranchcdd.org/ or was be obtained by contacting the District Manager's office via email at https://www.eppersonranchcdd.org/ or via phone at (321) 263-0132 ext. 536.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public 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.

Heath Beckett District Manager June 27, 2025

25-01260P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH 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 Parkview at Long Lake Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 21, 2025 10:00 a.m.

LOCATION: Long Lake Reserve Amenity Center

19617 Breynia Drive Lutz, Florida 33558

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, or by visiting the District's website at https://parkviewatlonglakeranchedd.net/.

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.

Call: (941) 362-4848 or go to: www.businessobserverfl.com

District Manager June 27; July 4, 2025

25-01303P

SUBSCRIBE TO THE BUSINESS OBSERVER

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEARS 2025 AND 2026 BUDGETS; AND NOTICE OF REGULAR

BOARD OF SUPERVISORS' MEETING
The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District"), will hold two public hearings on July 15, 2025, at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 for the purpose of hearing comments and objections on the adoption of the proposed budgets for Fiscal Years 2024-2025 and 2025-2026 ("2025 Proposed Budget" and "2026 Proposed Budget", respectively). A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets 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 hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Board Supervisors or District Staff may participate by speaker

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/oWrathell, Hunt & 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 27; July 4, 2025

25-01261P

FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Harvest Hills South Community Develop-ment District ("District"), and the Auditor Selection Committee ("Audit Committee") of the District will hold a Regular Meeting and an Audit Committee Meeting on July 15 2025, at 10:00 a.m. at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Regular Meeting is being held for the necessary public

purpose of conducting any business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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, 2025

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Acacia Fields Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the **Board of Supervisors**

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by Noon 12:00p.m. on July 18, 2025, to the attention of Scott Brizendine, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 sbrizendine@rizzetta.com.

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

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

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Man-

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Scott Brizendine, District Manager at sbrizendine@rizzetta.

Scott Brizendine, District Manager

FIRST INSERTION

SageBrush Community Development District Notice of FY 2024/2025 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Sage-Brush Community Development District are scheduled to be held at 9:00 a.m. or immediately following the Acacia Fields CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558: July 8, 2025

August 12, 2025

the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings 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. SageBrush Community Development District

Scott Brizendine

District Manager June 27, 2025

25-01263P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the

Waters Edge Community Development District

The Board of Supervisors (the "Board") of the Waters Edge Community

Development District (the "District") will hold a public hearing and a meeting
on July 24, 2025, at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. watersedgecdd.org, or may be obtained by contacting the District Manager's office via email at welias@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in

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

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

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

Wesley Elias District Manager

June 27, 2025

25-01262P

25-01264P

FIRST INSERTION

SageBrush Community Development District NOTICE OF AUDIT COMMITTEE & REGULAR MEETING

 $The\ Board\ of\ Supervisors\ of\ SageBrush\ Development\ District\ will\ hold\ their\ regular$ meeting on July 8, 2025 at 900 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. There will be an Audit Committee meeting before the Board of Supervisors' regular meeting. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1 (800) 955-8770, who can aid you in contacting the District Office.

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

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

SageBrush Community Development District Scott Brizendine

June 27, 2025

25-01271P

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Zephyr Ridge Community Development District The Board of Supervisors (the "Board") of the Zephyr Ridge Community Devel-

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www. zephyrridgecdd.org or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844 ext. 103.

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

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

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

Jason Greenwood District Manager

25-01265P

--- PUBLIC SALES ---

PASCO COUNTY

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.abbottsquarecdd.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 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



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.

ny interested party 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



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

July 16, 2025 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 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 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-advalorem 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
- 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 \$25,000 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. 10. 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. 11. 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.
- 12. 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

Abbott Square **Community Development District**

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

25-01268P

FIRST INSERTION

NOTICE OF PUBLIC SALE

June 27; July 4, 2025

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 re-leased 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

The undersigned will sell at public 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 - Kalifornia 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.

25-01302P June 27; July 4, 2025

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 in-

cludes 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,

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

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,

Dated this 20 day of June, 2025. A&M CONTRACTING, LLC 1607 Stipule Court Trinity, FL 34655

25-01295P

government activities. The notice should be published in a forum independent of the government, readily available

A public notice is information intended to inform citizens of to the public, capable of being securely archived and verified by authenticity.

What is a public notice?

--- 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:

TIME:

5:00 p.m. Zephyrhills Train Depot Museum LOCATION:

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 Assess- ment (October 1, 2024 - Septem- ber 30, 2025) | - I | 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.

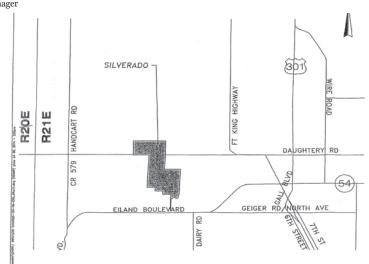
For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or 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. ${\bf Additional\ Provisions}$

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.

District Manager



25-01292P June 27; July 4, 2025

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

| | | | Gen | eral F | und 001 Village Reserves | | | | | | Series 2021A Debt Service | | | | | | Series 20 | Debt Servi | ice | Total | | | | | | |
|--------------|-------|----------|------|--------|--------------------------|---------|----|---------|----|--------|---------------------------|----|--------|----|--------|---------|-----------|------------|-----|--------|---------|----|-----------|----|-----------|---------|
| Product | Total | FY 202 | 6 | FY | 2025 | Percent | | FY 2026 | F | Y 2025 | Percent | F | Y 2026 | F | Y 2025 | Percent | | FY 2026 | F | Y 2025 | Percent | | FY 2026 | J | FY 2025 | Percent |
| Туре | Units | | | | | Change | | | | | Change | | | | | Change | | | | Change | | | | | Change | |
| No Debt | | | | | | | Г | | | | | Г | | | | | П | | | | | Г | | Т | | |
| SF 44 foot | 127 | \$ 93 | 0.25 | \$ | 842.56 | 10% | \$ | | \$ | - | n/a | S | - | \$ | - | n/a | \$ | | \$ | - | n/a | \$ | 930.25 | \$ | 842.56 | 10% |
| SF 50 foot | 245 | \$ 1,05 | 7.05 | \$ | 957.40 | 10% | \$ | | \$ | - | n/a | S | - | \$ | - | n/a | \$ | | \$ | - | n/a | \$ | 1,057.05 | \$ | 957.40 | 10% |
| SF 70 foot | 80 | \$ 1,62 | 3.33 | \$ | 1,474.83 | 10% | \$ | | \$ | | n/a | \$ | - | \$ | | n/a | \$ | | \$ | - | n/a | \$ | 1,628.33 | \$ | 1,474.83 | 10% |
| SF 80 foot | 3 | \$ 1,94 | 5.45 | \$ | 1,762.05 | 10% | \$ | | \$ | - | n/a | S | | \$ | - | n/a | \$ | | \$ | | n/a | \$ | 1,945.45 | \$ | 1,762.05 | 10% |
| SF 80 foot-H | 28 | \$ 1,94 | 5.45 | \$ | 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 | \$ 1,94 | 5.45 | \$ | 1,762.05 | 10% | \$ | 405.77 | \$ | 405.77 | 0% | S | | \$ | - | n/a | \$ | | \$ | | n/a | \$ | 2,351.22 | \$ | 2,167.82 | 8% |
| Day Care | 1 | \$ 6,91 | 0.14 | \$ 6 | 6,258.71 | 10% | \$ | | \$ | - | n/a | S | - | \$ | - | n/a | \$ | | \$ | - | n/a | \$ | 6,910.14 | \$ | 6,258.71 | 10% |
| Golf Course | 1 | \$ 17,37 | 4.07 | \$ 15 | 5,736.18 | 10% | \$ | - | \$ | - | n/a | \$ | - | \$ | - | n/a | \$ | - | \$ | | n/a | \$ | 17,374.07 | \$ | 15,736.18 | 10% |
| Series 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SF 50 ft | 308 | \$ 1,05 | 7.05 | \$ | 957.40 | 10% | \$ | | \$ | - | n/a | \$ | 338.43 | \$ | 338.43 | 0% | \$ | | \$ | | n/a | \$ | 1,395.48 | \$ | 1,295.83 | 8% |
| SF 70 ft | 270 | \$ 1,62 | 3.33 | \$ | 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 | \$ 1,94 | 5.45 | \$ | 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 | \$ 93 | 0.25 | \$ | 842.56 | 10% | \$ | | \$ | - | n/a | S | - | \$ | - | n/a | \$ | 255.80 | \$ | 255.80 | 0% | \$ | 1,186.05 | \$ | 1,098.35 | 8% |
| SF 50 ft | 115 | \$ 1,05 | 7.05 | \$ | 957.40 | 10% | \$ | | \$ | - | n/a | S | - | \$ | - | n/a | \$ | 309.29 | \$ | 309.29 | 0% | \$ | 1,366.35 | \$ | 1,266.69 | 8% |
| SF 70 ft | 64 | \$ 1,62 | 3.33 | \$ | 1,474.83 | 10% | \$ | | \$ | - | n/a | \$ | - | \$ | - | n/a | \$ | 443.96 | \$ | 443.96 | 0% | \$ | 2,072.29 | \$ | 1,918.78 | 8% |
| SF 80 ft-P | 67 | \$ 1,94 | 5.45 | \$ | 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 | 1 | | | | | | | | | | | | | | | | | | | | | | | | |

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.

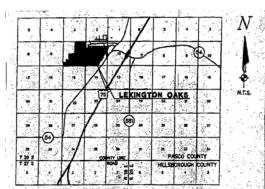
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. $\mbox{ALL CLAIMS NOT FILED WITHIN}$

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

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

The date of first publication of this notice is June 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

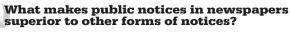


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Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

PASCO COUNTY

FIRST INSERTION

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. 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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 27, 2025.

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

FIRST INSERTION

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.

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 repre-

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

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

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

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

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

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

SUSAN M. WALSH Personal Representative

389 Town Farm Road Bucksport, ME 33541 Attorney for Personal Representative Florida Bar No. 139668 GrayRobinson, P.A. P. O. Box 3 Lakeland, FL 33802Telephone: (863) 284-2200 Email: ${\tt John. Vreeland@Gray-Robinson.com}$ 2nd Email: Dena.Bohall@Gray-Robinson.com June 27; July 4, 2025

FIRST INSERTION

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

File No. 2025CP000907CPAXES IN RE: ESTATE OF JOANN STRICKLAND,

Deceased.
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.

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this

notice is: June 27, 2025. 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

FIRST INSERTION

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. 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.

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

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

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

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

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

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

FIRST INSERTION

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. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 \$21,500.00and that the names and addresses of those to whom it has been assigned by such order are: 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 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of

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

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

Person 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000593

IN RE: The Estate of MARIE STELLA FULLERTON, Deceased.

The administration of the estatc of MARIE STELLA FULLERTON, deceased, whose date of death was 10/10/2024, is pending in the Circuit Court for PASCO $\,$ County, Florida, Probate Division. the address of which is Clerk of Court, 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER

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

The date of first publication of this notice is June 27, 2025. **Personal Representatives:**

KRISTINE WEDINGTON - PR

29442 Zeller Avenue San Antonio, FL 33576 (716) 574-5532 SPIEGEL LAW, PLLC

Attorney for Personal Representative 2674 W. Lake Rd. Palm Harbor, FL 34684 (727) 221-0991; Fax (727) 221-7066 email: SSpiegel@SpiegelLawOffice.com SHONTANE SPIEGEL, Esq. FBN: 1000376

25-01306P

June 27; July 4, 2025

FIRST INSERTION

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.

The administration of the Estate of ${\bf MARK\,GOVONI,\,deceased,\,whose\,date}$ 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.

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN

THE LATER OF 3 MONTHS AF-TER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE 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 SO FILED 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 the 27 of June 2025.

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. Division Probate IN RE: ESTATE OF MADELINE M. PROCE Deceased.

The administration of the estate of Madeline M. Proce, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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/ Kenneth G. Schwille Kenneth G. Schwille

Attorney for Personal Representative: /s/ Debbie Faulkner Debra A. Faulkner, Esq Florida Bar Number: 94212 The Faulkner Firm, P.A. 4056 Tampa Road Oldsmar, FL 34677 Telephone: (727) 939-4900 E-Mail: debbie@thefaulknerfirm.com Secondary E-Mail: probate@thefaulknerfirm.com

25-01287P

June 27; July 4, 2025

FIRST INSERTION

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. 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 attor-

nev 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

file their claims with this court WITH-

ALL CLAIMS NOT FILED WITHIN FLORIDA STATUTES SEC-

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

The date of first publication of this

Personal Representative: Susan E. Barbone 16714 Fairbolt Way

Attorney for Personal Representative: Kimberly K. Muenter Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501

and other persons having claims or de-mands against decedent's estate must

BARRED.

E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com

June 27; July 4, 2025

must be filed with the clerk.

All other creditors of the decedent IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

Odessa, Florida 33556

creditor as specified under s. 732.2211, Florida Statutes. The written demand

THE TIME PERIODS SET FORTH TION 733.702 WILL BE FOREVER

DATE OF DEATH IS BARRED.

notice is: June 27, 2025.

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000301CPAXWS IN RE: ESTATE OF

SAMUEL M. PETRIDES

The administration of the estate of

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

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

Florida Statutes.

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

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

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

Eleni Petrides 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representatives: s/ Zachary Ryan Walters, Zachary Ryan Walters, Esq.

Attorney Florida Bar Number: 608483 ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Secondary E-Mail: Rhonda@wollinka.com 25-01301P June 27; July 4, 2025

notice is June 27, 2025.

FIRST INSERTION

NOTICE TO CREDITORS

25-01289P

Deceased.

Samuel M. Petrides, deceased, whose date of death was September 11, 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.

OF THIS NOTICE ON THEM. The personal representative has no

NOTWITHSTANDING THE TIME

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Personal Representatives:

s/ Eleni Petrides

WOLLINKA & WOLLINKA, Telephone: (727) 937-4177 E-Mail: pleadings@wollinka.com

SAV **Email your Legal Notice**

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25-01290P

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

--- 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. BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST 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 pro-

cess 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

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 writ-ten 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this June

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

25-01278P

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-111501

June 27; July 4, 2025

FIRST INSERTION

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

CASE NO.: 2025-CA-001840 BOND VALIDATION SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT, 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,

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

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

The 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 NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of

the District and Pasco County, Florida, including non-residents owning property or subject to assessments or taxation therein, and the State of Florida through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on 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 $=\!XBc45smtetNPuqr2oA3MCrVeQVZ$ YnO.1

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

said hearing.

DONE AND ORDERED at the Courthouse in Pasco County, Florida, this day of , 2025. Electronically Conformed 6/24/2025 Kimberly Sharpe Byrd HONORABLE KIMBERLY SHARPE

CIRCUIT COURT JUDGE Copies furnished to: Kathryn C. Hopkinson, Esquire Counsel for Plaintiff Via Email:

khopkinson@srvlegal.com; a.delamora@srvlegal.com Elaine Babiarz, Esquire Assistant State Attorney

Via Email: elainebabiarz@flsa6.gov Requests for Accommodations by Persons with Disabilities: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

June 27; July 4, 2025 25-01305P

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.,

DONALD KEITH, et al. Defendant(s).

Plaintiff, vs.

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 SUB-DIVISION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED 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 accor-dance 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

Dated this 23 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

court should contact their local public

transportation providers for informa-

tion regarding transportation services.

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, 2025 25-01280P

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 RIIN 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,

forth in said Final Judgment, to wit: LOT 89, CYPRESS RUN AT MEADOW OAKS, A SUBDIVI-SION 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, 2025 25-01276P

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 SUBDIVI-SION, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED 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 FOLLOW-ING THE WESTERN BOUND-ARY OF TH AFORESAID LOTS 4 AND 5, RUN SOUTH 81.70 FEET TO THE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT ON AND OVERA STRIP OF LAND 20.00 FEET IN WIDTH NORTH AND SOUTH, DIRECTLY NORTH OF AND ABUTTING THE PROP-ERTY HEREIN DESCRIBED. TOGETHER WITH THE LAND LYING NORTH AND WEST OF THE DESCRIBED ARC, FOR MEANS OF INGRESS AND EGRESS: THE LAND DE-SCRIBED 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 RE-CORDS 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 transporta-

tion 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: servicefl@mtglaw.com 25-01274P June 27; July 4, 2025

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CA001447CAAXWS AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATOR OF RESTORATION III TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs. 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

Defendants. To: THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO at last known address: unknown

UNKNOWN TENANT #2, IF ANY,

ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER OR AGAINST ALL OTHER PER-SONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DE-FENDANT AND ANY OTHER PER-SONS 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.

YOU ARE HEREBY NOTIFIED that an action to foreclose on real and personal property located at in Pasco County, Florida: 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, Flor-With a street address of: 11539

Meredith Lane, Port Richey, FL 34668.

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@rzllaw.com; Secondary E-mail: efile@rzllaw.com WITHIN THIRTY DAYS FROM THE FIRST DATE OF PUBLI-CATION, 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

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

Dated: June 20, 2025. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Haley Joyner Deputy Clerk

Submitted by: Vivian A. Jaime, Esq. 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Telephone: (305) 372-0933 Email: Vivian@rzllaw.com and Denise@rzllaw.com ${\rm June}\, 27; {\rm July}\, 4, 2025$ 25-01277P FIRST INSERTION

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

the following described property as set

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 ${\tt PASCO\ COUNTY,\ FLORIDA.}$ 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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00426 June 27; July 4, 2025 25-01275P

--- ACTIONS / SALES ---

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, 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 BOS-INGER, 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

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

Plaintiff, vs. Get Liquid Funding, LLC, James L. Coles, III, Dionne A. Coles Butler,

Church of Chicago, and James L. Coles, III as Trustee of the James L.

Coles, Jr. and Laureta M. Coles Trust

TO: James L. Coles, III, individually

YOU ARE NOTIFIED that a Com-

plaint has been filed in this court. You

are required to serve a copy of your

written defenses, if any, on petitioner's

attorney, whose name and address

are: Nancy McClain Alfonso, Esquire,

37908 Church Avenue, Dade City, FL 33525 on or before JULY 28TH, 2025

and to file the original of the written de-

fenses with the clerk of this court either

before service or immediately thereaf-

ter. Failure to serve and file written de-

fenses as required may result in a judg-

ment or order for the relief demanded,

Pasco County Clerk & Comptroller

Nikki Alvarez-Sowles

(SEAL) Deputy Clerk:

As Deputy Clerk

25-01272P

without further notice.

Signed on June 20, 2025.

June 27; July 4, 11, 18, 2025

Nikki Alvarez-Sowles, as Pasco

County Clerk & Comptroller,

Dana M. Coles, Salem Baptist

dated September 20, 2001

and as trustee 13018 Sirius Lane

Defendants.

Hudson, FL 34667

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 DE-SCRIBED 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 CER-TAIN 2008 SKYLINE PINE CREEK MOBILE HOME, SE-RIAL 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 25-01281F

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, 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 THIS-TLEDOWN LANE, LANDO LAKES $FL\,34638$

UNKNOWN SPOUSE OF YAMID GERALDO MUNIZ ARROYO A/KIA YAMID MUNIZ, 3316 TIDSTLE-DOWN 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

roperty 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, FLORI-DA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Morgan B Lea, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of

this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. Due on or before July 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

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

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, LIEN ORS, 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, BENEFICIA-RIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES 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, LEXING-TON OAKS, PHASE 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA 5141 Silver Charm Terrace, Wesley

Chapel, FL 33544The 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

DATED: June 24, 2025 COMILEG ECO As Clerk of Court

services.

E-service:

(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

servicecopies@qpwblaw.com June 27; July 4, 2025 25-01284P

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

FIRST INSERTION

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

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOHN

PERTEL, DECEASED, et. al.

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 interest in th 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 THERE-OF RECORDED IN PLAT BOOK 50, PAGES 29 AND 30, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ-ten 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 PUB-LISHED 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 CO (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 25-273933

June 27; July 4, 2025 25-01279P

FIRST INSERTION

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

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 Summarv 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 the date that the Clerk reports the funds as unclaimed. If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide

transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

Dated this 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



legal@businessobserverfl.con

Deadline Wednesday at noon

Friday Publication

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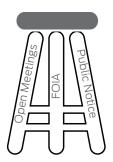
COLLIER • CHARLOTTE



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







vs



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

೭೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither ocheap nor free



Newspapers remain the primary vehicle

all 50 states



Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Land and Water Use

Creation of Special

School District Reports

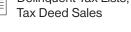
Zoning, Annexation and

Land Use Changes

Tax Districts











Court Notices

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

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Stay Informed, It's Your Right to Know.

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

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

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

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

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: June 20,

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, 2025 25-01222P

SECOND INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001030 IN RE: ESTATE OF GERTRUDE A. ALLEY

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Gertrude A. Alley, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was December 8, 2024: that the total value of the estate is \$5,875.75 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Susan Russell 8511 Inwood Drive Hudson, Florida 34667 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this

Notice is June 20, 2025. **Person Giving Notice:** Susan Russell 8511 Inwood Drive

Hudson, Florida 34667 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtservice@elderlawcenter.com, $samantha@\overrightarrow{el}derlawcenter.com$ Florida Bar No. 0013549 The Hook Law Group, P.A. 4918 Floramar Terrace New Port Richey, Florida 34652 25-01237P June 20, 27, 2025

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 ZAI-DA H. BERRIOS, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338. New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: ESTHER B. WATSON

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

June 20, 27, 2025

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 732.2211, Florida Statutes.

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

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

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

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

Personal Representative: Jessica Keith

2111 Bluestone Drive Findlay, Ohio 45840 Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2611 Keystone Road, Suite B-1 Tarpon Springs, Florida 34688 Telephone: (727) 287-6316 Fax (727) 287-6317 TanyaBell@BellLawFirmFlorida.com Felicia@BellLawFirmFlorida.comJune 20, 27, 2025 25-01217P

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 ES-TATES UNIT THREE, LYING IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PAS-CO COUNTY, FLORIDA FUR-

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY,

FLORIDA.

CIVIL DIVISION

CASE NO.

2024CA000380CAAXES

NEWREZ LLC D/B/A

SERVICING,

SHELLPOINT MORTGAGE

Plaintiff, vs. STACI VARNUM; UNKNOWN

UNKNOWN PARTIES CLAIMING

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

HEREIN DESCRIBED,

INTEREST IN THE PROPERTY

Defendant(s).
NOTICE IS HEREBY GIVEN pur-

suant to an Order or Summary Final

Judgment of foreclosure dated June

13, 2024 and an Order Resetting Sale

dated June 04, 2025 and entered in

Case No. 2024CA000380CAAXES

of the Circuit Court in and for Pasco

County, Florida, wherein NEWREZ

LLC D/B/A SHELLPOINT MORT-

GAGE SERVICING is Plaintiff and

STACI VARNUM; UNKNOWN

TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN

TENANT NO. 1; UNKNOWN

INTERESTS BY, THROUGH,

TENANT NO. 2; and ALL

THER DESCRIBED AS FOL LOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 3. THENCE RUN ALONG THE WEST LINE OF SAID SW 1/4, SOUTH 0 DEGREES 26'10" WEST, 2684.0 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SECTION 3, SOUTH 89 DEGREES 26'02" EAST, 979.96 FEET FOR A POINT OF REGIN-NING THENCE RUN NORTH 0 DEGREES 33'58" EAST, 292.28 FEET, THENCE NORTH 20 DE-GREES 36'02" EAST, 25.0 FEET THENCE SOUTH 69 DEGREES 23'58" EAST 292.80 FEET; THENCE 25.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 821.0 FEET AND A CHORD OF 25.60 FEET WHICH BEARS SOUTH 70 DEGREES 17'34" EAST; THENCE SOUTH 18 DEGREES 48'50" WEST, 25.0 FEET; THENCE SOUTH $\stackrel{\circ}{0}$ DEGREES 33'58" WEST 183.32 FEET; THENCE NORTH 89 DEGREES 26'02" WEST, 300.0 FEET TO THE POINT OF BE-GINNING.

Property Address: 13206 TY-RONE ST, HUDSON, FL 34667 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

SECOND INSERTION

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 informa-

tion regarding transportation services.

Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: $amanda.murphy @\, raslg.com$ 24-247811 - MaM

June 20, 27, 2025 25-01248P

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 DE-SCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on July 10, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

BRANCH ESTATES, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 106 THROUGH 112, IN THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2005 MANUFACTURED HOME, I.D. NO(S). FLHML3F173728585A/B TITLE NO(S). 95148506 AND 95148392, RP DECAL NO(S).

LOT 185, WILLIAMS DOUBLE

12419546 AND 12419548. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED 6/12/2025. Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 1496-198755 / TM1 June 20, 27, 2025 25-01228P

SECOND INSERTION

25-01245P

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

FOR PASCO COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 51-2024-CA-001511 WS DIVISION: J2/J6 U.S. BANK NATIONAL ASSOCIATION. Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR

AGAINST, KAREN JEAN LEASURE

AKA KAREN LEASURE AKA

KAREN J. LEASURE, DECEASED,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 2, 2025, and entered in Case No. 51-2024-CA-001511 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Karen Jean Leasure aka Karen Leasure aka Karen J. Leasure, deceased, Florida Housing Finance Corporation, Betty Jean Hutson, Candy Etue, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the July 14, 2025 the following described property as set forth in said Final Judgment

of Foreclosure: LOT 1073, LESS THE WEST-2 FEET THEREOF, IN FOREST HILLS, UNIT TWENTY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 51 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA A/K/A 5724 MOSAIC DR HOLI-DAY FL 34690

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

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

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

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

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

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 12 day of June, 2025.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad, Esq. IN/24-008141 June 20, 27, 2025 25-01220P

NOTICE AND ORDER TO SHOW CALISE

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 OF KENTON DEVELOPMENT CITIZENS COMMUNITY DISTRICT, NON-RESIDENTS INCLUDING 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 COMMUNITY DEVELOR MEAN 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 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 hear-

ing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpavers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in

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

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

June 20, 27, 2025 25-01216P

--- 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 $2024 \hbox{CA} 002468 \hbox{CAAXES}$ of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and CAROLYN ANNE HILL; OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit:

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

Address: Property OAKHAVEN CT, LUTZ, FL 33559 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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

Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 24-229904 - MiM June 20, 27, 2025 25-01247P

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,

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

SECOND INSERTION

IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CC000964CCAXES FLORIDA ESTATES, INC., a Florida not-for-profit corporation,

NOTICE OF SALE

D.A.R.N. Investment Properties, Inc. AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, N/K/A WANDA BIANCO,

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Fore-closure dated June 4, 2025, and entered in Case No. 2025CC000964CCAXES of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein D.A.R.N. Investment Properties, Inc. and any and All Unknown Person(S) In Possession of the Subject Property, n/k/a Wanda Bianco are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on July 23, 2025, the following described property as set forth in

said Final Judgment, to wit: Lot 30, FLORIDA TRAILER ES-TATES ADDITION, according to the map or plat thereof as recorded in Plat Book 7, Page 1, public records of Pasco County, Florida, LESS road right-of-way, together with a 1960 GARD mobile home, vehicle identification number 60421303, title number 44631689 (the mobile home is permanently affixed to the property and the mobile home title has been cancelled/ retired).

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

25-01234P

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

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

Dated June 6, 2025 /s/ Jonathan James Damonte Jonathan James Damonte B.C.S. Florida Bar #299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, Florida 33778 Telephone: (727) 586-2889 Telecopier: (727) 581-0922 Attorney for Plaintiff 25-01214P June 20, 27, 2025

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 SER-VICING is Plaintiff and GARY A. GOODMAN A/K/A GARY GOOD-MAN; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court. will sell to the highest and best bidder for cash online at www.pasco. realforeclose.com, at 11:00 a.m., on Final Judgment, to-wit: LOT 695, CREST RIDGE GARDENS-UNIT SEVEN, AS SHOWN ON PLAT RECORD-ED IN PLAT BOOK 8, PAGE 134, OF THE PUBLIC RE-CORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.

Pursuant Florida to 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED June 11, 2025. By: /s/Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-207930 / BJB June 20, 27, 2025 25-01232P

SECOND INSERTION

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

July 16, 2025, the following described

property as set forth in said Order or

2023CA000340CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 04, 2025, and entered in 2023CA000340CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, PENIEUCIAPLES BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA ROGERS A/K/A BARBARA J. ROGERS, DECEASED; RENEE NATALIE ROGERS; FINANCE HOUSING FLORIDA CORPORATION; GOODLEAP, LLC; DAMIAN ROGERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE BARBARA ROGERS BARBARA J. ROGERS, DECEASED; DAMIEN ANDREW ROGERS are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose. com, at 11:00 AM, on July 10, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-dance with Florida Statutes, Section

IMPORTANT

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

Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLLC

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: amanda.murphy@raslg.com 23-091442 - NaC June 20, 27, 2025 25-01246P

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, Grant-

ees, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard Fitzherbert a/k/a Richard Lee Fitzherbert a/k/a Richard L. Fitzherbert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, ifliving, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

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

LOT 2221, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before JULY 21ST, 2025 and file the original with the ${\it clerk}$ of this Court either before with service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

25-01244P

25-333028 FCol CXE June 20, 27, 2025

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., Florida not-for-profit corporation, is the Plaintiff and LAWRENCE J. DAUGHERTY a/k/a LAWRENCE J. DAUGHERTY, JR. a/k/a JOY ALLI-SON LINEHAM, PASCO COUNTY CLERK & COMPTROLLER. A GOV-ERNMENTAL ENTITY, ON BE-HALF OF THE STATE OF FLORIDA, CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, A GOVERNMENTAL ENTITY, ON BE-HALF OF THE STATE OF FLORIDA. AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on July 23, 2025, the following described property as set forth in said Final Judgment, to wit:

The North 82.5 feet of the South 165 feet of the West 77.5 feet of the East 482.5 feet of Tract 89, lying in Section 1, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS, as recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida. Subject to an easement over the South 12.5 feet thereof for ingress and egress.

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

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

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

Dated June 6, 2025 /s/ Jonathan James Damonte Jonathan James Damonte B.C.S. Florida Bar #299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, Florida 33778 Telephone: (727) 586-2889 Telecopier: (727) 581-0922 Attorney for Plaintiff 25-01215P June 20, 27, 2025

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 Richev: (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired, call 711.

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

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

24-332164 RP01 UFR June 20, 27, 2025 25-01254P

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on

07/11/2025, at 10:30 a.m., the fol-

lowing property will be sold at public

auction pursuant to F.S. 715.109: A

1970 VENT mobile home bearing ve-

hicle identification number 16192822V

and all personal items located inside

the mobile home. Last Tenant: Javier

Sequi and Jody Jill Illingworth. Sale

to be held at: Holiday RV & Mobile

Home Park, 7515 December Drive,

Port Richey, Florida 34668, (727) 494-

Email your Legal Notice

legal@businessobearvaril.com

Deadline Wednesday at noon Friday Publication

SARASOTA + MANATEE

HILLSBOROUGH + PASCO

PINELLAS + POLK + LEE

COLLIER + CHARLOTTE

25-01243P

June 20, 27, 2025

SECOND INSERTION

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

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

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

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

TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: FLORIANNE B. COTE

5226 Falcon Drive Holiday, Florida 34690 Attorney for Personal Representative: JENNY SCAVINO SIEG, ESQ.

Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com

25-01224P

June 20, 27, 2025

Attorney

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 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

Owners of the properties to be assessed and other interested parties may appear

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 1-800-1000 and 1-1000 are the following from the following frow from the following from the following from the following from

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

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

SECOND INSERTION

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.

services within or without the boundaries of the District.

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.

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

such appeal is to be based.

25-01235P



Are there different types of legal notions?

Simply put, them are two basic types Warning Notices and Accountability Noticea.

Warning actions inform you when government, or a private party anthorized by the government, is about to do something that may affact your life, liberty or pursuit of happiness. Warning notices typically are published moss then once over a certain period.

Accountability actions are designed. to make area citizana know dataile about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to afficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a naefol mecurca, wabistae ebould not be need as the sole source of a legal notice.

Wahaitaa, whather controllad by a government body or a private firm, are not independent, appliced, readily available or independently varified.

Newspaper legal notices fulfille all of those standards.

VIEW NOTICES ON LINE AT

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

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

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

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

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

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

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

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

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

The date of first publication of this

notice is: June 20, 2025. MICHAEL OWEN BALCO Personal Representative 2207 NE 17th Terrace

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 25-01218P June 20, 27, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.

512025CP000080CPAXES Division Probate IN RE: THE ESTATE OF BERNICE ALBERTA HANSON

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

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

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

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

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

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

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

Personal Representatives: Linda L. Bosch 34 Red Barn Rd Monroe, Me 04951

Attorney for Personal Representatives: Attorney Robert C. Burnette, Esquire Florida Bar Number: 0159816 5710 Gall Boulevard, Suite C Zephyrhills, FL 33542 Telephone: (813) 788-6800

Fax: (813) 322-3588 E-Mail: rcburnettepa@gmail.com June 20, 27, 2025 25-01229P

SECOND INSERTION

THE DATE OF SERVICE OF A COPY

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

25-01223P

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

t forth be

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 OF THIS NOTICE ON THEM. The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-702 WILL BE FOR BARRED.

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

The personal representative or curator has no duty to discover whether any property held at the time of the dece

dent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes

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

Personal Representative: Gloria Knorr

7602 Valley Court New Port Richey, Florida 34653 Attorney for Personal Representative: David A. Hook, Esq. 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

SECOND INSERTION OF THE FIRST PUBLICATION OF

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

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

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

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

TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is June 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

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

Legals.BusinessObserverFL.com

--- TAX DEEDS / PUBLIC NOTICE / ACTION ---

SECOND INSERTION

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

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

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

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

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

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

Chuck Adams District Manager

June 20, 27, 2025

25-01219P

THIRD INSERTION

Notice of Application for Tax Deed

2025XX000067TDAXXX

That LAKIC ENTERPRISES INC, the holder of the following certificates has

filed said certificate for a tax deed to be

issued thereon. The certificate number

and year of issuance, the description of

property, and the names in which it was

COM AT SW COR OF SEC TH

N00DG 23'38"E 1729.72 FT TH S89DG36' 22"E 959.37 FT FOR

POB TH N02 DG29'58"W 38.85

FT TH N71DG15' 15"E 55.09 FT TH N79DG52'35"E 73.67 FT TH S30DG53'14"W 125.00 FT TH

 $16.20~\rm FT~ALG~ARC~OF~CV~R~RAD$

445.00 FT CHD N58 DG04'11"W

16.20 FT TH N57DG01' 36"W

53.73 FT TO POB SUBJECT TO CONSERVATION EASEMENT

PER OR 2002 PG 281 AKA

CHELSEA PLACE DRAINAGE/ CONSERVATION EASEMENT

PARCEL 5 OR 3231 PG 1918

CARL A MINIERI

of Pasco, State of Florida

REGISTERED AGENT

on July 17, 2025 at 10:00 am.

June 13, 20, 27; July 4, 2025

YOUR

May 30, 2025

Name(s) in which assessed: CHELSEA PLACE PRESERVE

All of said property being in the County

Unless such certificate shall be

redeemed according to the law, the

property described in such certificate

shall be sold to the highest bidder

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

PUBLISH

LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01186P

Year of Issuance: 06/01/2019

Description of Property: 34-26-16-0000-00500-0018

NOTICE IS HEREBY GIVEN,

essed are as follows:

Certificate #: 1811835

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000068TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1704609 Year of Issuance: 06/01/2018

Description of Property: 13-26-18-0000-00100-LAKE POR OF KING LAKE DESC AS FOL: BEGIN 526.00 FT NORTH OF SW COR OF NE1/4 OF NE1/4 OF SEC TH INTO LAKE NORTH 459.00FT THEAST 660.00 FT TH NORTH 335. 00 FT TO NORTH BDY OF NE1/4 OF NE1/4 TH EAST 662.25 FT TH SOUTH 256.56 FT TH S37DEG50' 00'W 376.32 FT TO SHORELINE TH ALG SHORE-LINE N61DEG28'33"W 91.21 FT TH N53DEG56'00"W 10.0 FT TH INTO LAKE N37DEG40'00"E 190.00 FT TH WEST 457.45 FT TH S51DEG17'01"W 346.29 FT TH S25 DEG12'00"E 51.00 FT TO SHORELN TH SWLY ALG SHORELINE TO POB EXC PAR-CEL #3 AS DESCRIBED IN OR 5192 PG 1439 OR 5338 PG 1940

Name(s) in which assessed: SKI LAKES LLC

DAVID BOGER REGISTERED

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

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

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

June 13, 20, 27; July 4, 2025 25-01187P

THIRD INSERTION

NOTICE OF ACTION $(formal\ notice\ by\ publication)$ IN THE CIRCUIT COURT FOR PROBATE DIVISION

File No. 2025CP000990CPAXES IN RE: ESTATE OF BRIAN HUNTER.

Deceased.

TO: UNKNOWN SPOUSE YOU ARE NOTIFIED that a Petition $\,$ for Curator has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esquire, Hines Norman Hines, PL, 1312 W. Fletcher Avenue, Suite B. Tampa, FL 33612 on or before JULY 14, 2025, and to file the original of the written defenses with the clerk of this court either before service

or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on June 6, 2025.

Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Beverly Bray As Deputy Clerk

June 13, 20, 27; July 4, 2025

25-01158P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000057TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1806635

Year of Issuance: 06/01/2019 Description of Property:

29-26-17-0000-00100-0020 COM AT NW COR OF SECTION 29 TH S89DG 02' 03"E ALG NORTH BDY OF SECTION 29 420.00 FT FOR POB TH CONT ALG SAID NORTH BDY S89DG 02' 03"E 2338.08 FT TH S11DG 24' 15"E 43.04 FT TH S02DG 11' 14"E 247.33 FT TH S32DG 29' 06"W 221.92 FT TH N85DG 22 05"W 69.96 FT TH S16DG 21' 03"W 266.03 FT TH S16DG 23' 59"W 354.07 FT TO A POINT ON A LINE LYING 250.00 FT NORTH OF & PARALLEL WITH SOUTH BDY OF N1/4 OF SEC-TION 29 TH S89DG 03' 42"E $386.12\ \mathrm{FT}\ \mathrm{TH}\ \mathrm{S00DG}\ 56\ensuremath{^{\circ}}\ 18\ensuremath{^{\circ}}\mathrm{W}$ 250.00 FT TO S BDY OF N1/4 OF SAID SECTION 29 TH N89DG 03' 47" W
 2380.53 FT TH N00DG 16' 25"E 1322.61 FT TO POB OR 3176 PG 1351 EXC WEST PASCO INDUSTRIAL PARK -PHASE II UNIT 3 PB 45 PGS 55-57

Name(s) in which assessed: TAHITIAN EXCAVATING INC RICHARD W BAKER REGISTERED AGENT

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

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

May 30, 2025

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

June 13, 20, 27; July 4, 2025 25-01176P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000073TDAXXX NOTICE IS HEREBY GIVEN.

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

Certificate #: 1711892

Year of Issuance: 06/01/2018 Description of Property:

34-26-16-0000-00400-0011 COM AT SW COR OF SEC 34 TH ALG WEST BDY OF SEC N00DEG23' 38"E 1238.31 FT TH S89DEG36' 22"E 70.00 FT TO ELY R/W LN OF SEVEN SPRINGS BLVD TH ALG SAID ELY R/W LN NOODEG23' 38"E 470.58 FT TH CONT NOODEG23 38"E 798.91 FT TH N40DEG56' 03"E 719.53 FT FOR POB TH N49DEG03' 57"W 110.00 FT TH N40DEG56' 03"E 100.00 FT TH S49DEG03' 57"E 110.00 FT TH S40DEG56' 03"W 100.00 FT TO POB SUBJECT TO FLORIDA POWER EASEMENT PER OR 763 PG 1591 & SUBJECT TO DRAINAGE EASEMENT PER OR 1825 PG 193 OR 8982 PG

Name(s) in which assessed: DUCK SLOUGH PROPERTIES

THE WYNDHAM ORGANIZATION INC

May 30, 2025

REGISTERED AGENT All of said property being in the County

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

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

June 13, 20, 27; July 4, 2025

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000066TDAXXX

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

Certificate #: 1811841

Year of Issuance: 06/01/2019 Description of Property:

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

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

REGISTERED AGENT CHELSEA PLACE PRESERVE INC

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

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

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

June 13, 20, 27; July 4, 2025 25-01185P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000058TDAXXX

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

Certificate #: 1811842

Year of Issuance: 06/01/2019 Description of Property:

34-26-16-0000-00500-0080 COM AT NE COR OF LOT 55 OF CHELSEA PLACE UNIT TWO-A PB 28 PG 119 FOR POB TH ALG NORTH BDY OF SAID LOT 55 N89DG 36' 22"W 150.39 FT TO NW COR OF SAID LOT 55 TH N35DG 44' 18"E 32.21 FT TH N74DG 23' 33"E 73.18 FT TH N82DG 55' 37"E 44.19 FT TH S29DG 24' 18"E 35.42 FT TH S00DG 23' 38"W 21.46 FT TO POB SUBJECT TO CONSERVA-TION EASEMENT PER OR 2002 PG 281 OR 1827 PG 1794 OR 1840

Name(s) in which assessed: CHELSEA PROPERTIES INC

PAUL CREEDY REGISTERED AGENT

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

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

May 30, 2025

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

Deputy Clerk June 13, 20, 27; July 4, 2025

25-01177P

What may otices in new us of notices?

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000064TDAXXX

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

Certificate #: 1800154

Year of Issuance: 06/01/2019 Description of Property:

32-26-22-0010-02000-0020 CR SPGS B 2 P 24 E 50 FT OF W $550~{\rm FT}~{\rm TRS}~20~\&~29~{\rm OR}~8128~{\rm PG}$ 1280

Name(s) in which assessed: PATRICIA EGGLESTON

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

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

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

Deputy Clerk June 13, 20, 27; July 4, 2025

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000047TDAXXX

NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

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

Description of Property: 24-24-16-0050-00C00-0090 GULF COAST ACRES ADDI-TION PB 5 PG 145 N 350 FT OF LOT 9 BLOCK C SUBJECT TO A PERPETUAL EASEMENT DESC AS BEG AT NE COR TRACT 9 TH SODG 06' 40"W ALG WEST RIGHT-OF-WAY LINE OF HICKS ROAD (AS PLATTED) 350.00 FT TH S89DG 56'07"W 22.50 FT TH NODG 06' 40"E 340.00 FT TH S89DG 56' 07"W 299.115 FT NODG 07' 46"W 10.00 FT N89DG 56' 07"E 321.615 FT TO POB AS PER OR 3895 PG 790

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

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

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

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025

25-01166P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000071TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1701048 Year of Issuance: 06/01/2018 Description of Property:

35-24-21-0020-00100-0015 CARVER HEIGHTS PB 4 PG 53 EAST 100 FT OF NORTH 50 FT OF LOT 1 BLOCK 1 OR 4962 PG

Name(s) in which assessed: GARY L GRAY

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

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

May 30, 2025

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

June 13, 20, 27; July 4, 2025 25-01190P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000070TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1606945

Year of Issuance: 06/01/2017 Description of Property: 17-25-17-0030-02300-0380

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

Name(s) in which assessed: JUAN BROWN

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

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

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

June 13, 20, 27; July 4, 2025

25-01189P

By: Denisse Diaz

Deputy Clerk

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000055TDAXXX

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

Certificate #: 1909777

Year of Issuance: 06/01/2020 Description of Property: 35-25-16-0030-00100-0060

PORT RICHEY LAND CO SUB PB 1 PG 61 POR TR 1 DESC AS COM NE COR TR 1 TH SOODG 24' 43"W 386.00 FT TH N89DG 57' 30"W 350.00 FT FOR POB TH CONT N89DG 57' 30"W 30.00 FT TH N00DG 24' 43"E 386.00 FT TH S89DG 57' 30"E 30.00 FT TH S00DG 24' 43"W 386.00 FT TO POB SUBJECT TO ORIGINAL PORT RICHEY LAND COMPANY SUB ROAD R/W & SUBJECT TO AN IN-GRESS & EGRESS EASEMENT

OR 3153 PG 1628 Name(s) in which assessed: ROBERT P GAUSE TRUSTEE
TRUST AGREEMENT DATED OCT 8, 1991 F/B/O THE GAUSE

FAMILY All of said property being in the County

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

May 30, 2025

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

June 13, 20, 27; July 4, 2025

THIRD INSERTION Notice of Application for Tax Deed 2025XX000069TDAXXX NOTICE IS HEREBY GIVEN,

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

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

11-26-21-0010-15900-0131 CITY OF ZEPHYRHILLS PB 1 PG 54 THAT PART OF LOTS 11.12 & 13 LYING SOUTH OF 5TH AVE IN BLOCK 159 OR 3865 PG 124 $\,$ Name(s) in which assessed:

LOY C HARDWICK JR TAMARA L HARDWICK

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

May 30, 2025

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

June 13, 20, 27; July 4, 2025



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--- TAX DEEDS / PUBLIC NOTICE ---

PASCO COUNTY

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000048TDAXXX NOTICE IS HEREBY GIVEN.

That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2009154 Year of Issuance: 06/01/2021 Description of Property:

31-26-16-0050-00000-1300 CREST RIDGE GARDENS 2 PB 8 $PG\ 3\ LOT\ 130\ OR\ 9618\ PG\ 1211$

Name(s) in which assessed: ARKA HOMES LLC SRINIVASULU KANDUKURU

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

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

May 30, 2025

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

June 13, 20, 27; July 4, 2025 25-01167P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000049TDAXXX

NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2009235 Year of Issuance: 06/01/2021 Description of Property: 31-26-16-0170-00000-3580

BUENA VISTA 2ND ADDITION PB 4 PG 108 LOT 358 OR 3098 PG 549

Name(s) in which assessed: LOIS J ABEL HAROLD L ABEL DECEASED

2024

ESTATE OF LOIS J ABEL DECEASED EITAN FISHBEIN TRUSTEE THE 1843 HOYLE DRIVE LAND TRUST U/A/D NOVEMBER 2,

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

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

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

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

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000065TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1811821 Year of Issuance: 06/01/2019

Description of Property: 33-26-16-0000-00200-0000 NW1/4 OF NW1/4 & SW1/4 OF NW1/4 OF SEC LYING NORTH OF THE MEAN HIGH WATER LINE OF DUCK SLOUGH: LESS & EXC THOSE PORTIONS LY-ING WITHIN MAGNOLIA ES-TATES PHASE ONE PB 49 PG 22 & MAGNOLIA ESTATES PHASE TWO PB 51 PG 67 OR 8081 PG

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

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

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

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

Deputy Clerk June 13, 20, 27; July 4, 2025 25-01184P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000052TDAXXX NOTICE IS HEREBY GIVEN.

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

Certificate #: 2007895 Year of Issuance: 06/01/2021 Description of Property:

05-26-16-0180-01200-0020 PORT RICHEY LAND COMPA-NY SUB PB 1 PG 61 EAST 66 FT FO TRACT 12 EXC SOUTH 200 $\,$ FT THEREOF OR 9760 PG 1380 Name(s) in which assessed:

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

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

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

June 13, 20, 27; July 4, 2025

25-01171P

THIRD INSERTION Notice of Application for Tax Deed 2025XX000059TDAXXX

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

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

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

Name(s) in which assessed: A N VEAL

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

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

May 30, 2025

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

Deputy Clerk June 13, 20, 27; July 4, 2025

25-01178P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000063TDAXXX

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

Certificate #: 1808560

Year of Issuance: 06/01/2019 Description of Property:

21-25-16-0000-00100-0040 COM AT SE COR OF WEST PORT SUBDIVISION UNIT FOUR PB 13 PG 110 FOR POB TH N00DEG41'35"E 744.49 FT TH S89DEG14'16"E 74 FT TH S00DEG41'35"W 744.48 FT TH N89DEG14'16"W 74 FT TO POB OR 8577 PG 1652

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

All of said property being in the County

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

May 30, 2025 Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

June 13, 20, 27; July 4, 2025 25-01182P

4 PGS 75 & 76 LOTS 17 & 18 RB 1111 PG 1403 Name(s) in which assessed:

Year of Issuance: 06/01/2017

THIRD INSERTION

Notice of Application for Tax Deed

2025XX000062TDAXXX

That LAURA SCHILLACI, the holder

of the following certificates has filed

said certificate for a tax deed to be

issued thereon. The certificate number

and year of issuance, the description of

property, and the names in which it was

17-25-17-0030-02100-0170 BLK 21 MOON LAKE NO 3 MB

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

Certificate #: 1606941

PAUL STEVEN THOMPSON KAREN THOMPSON All of said property being in the County of Pasco, State of Florida

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

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

Deputy Clerk June 13, 20, 27; July 4, 2025

25-01181P

THIRD INSERTION Notice of Application for Tax Deed 2025XX000061TDAXXX

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

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

35-25-19-0000-00100-0141 SOUTH 75 FT OF FOLLOW-ING: COM AT SW CORNER OF SECTION 35 TH S89DG 26' 16"E 3199.36 FT FOR POB TH S89DG 26' 16"E 660 FT TH NORTH 1188.51 FT TH S89DG 21' 35"W 660 FT TH SOUTH 1174.67 FT TO POB OR 254 PG 439

Name(s) in which assessed: PASCO PROPERTIES INC ROBERT KRAMER REGISTERED AGENT

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

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

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

By: Denisse Diaz Deputy Clerk June 13, 20, 27; July 4, 2025

25-01180P

THIRD INSERTION Notice of Application for Tax Deed 2025XX000074TDAXXX

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

property, and the names in which it was

assessed are as follows: Certificate #: 1704263 Year of Issuance: 06/01/2018 Description of Property:

22-24-18-0000-01100-0040 COM AT NE COR OF LOT 22 BLK 6 PASCO LAKE ESTATES UNIT ONE PB 7 PG 19 TH S86DEG41'22"E 25.00 FT FOR POB TH S56DEG51'10"E 450.00 FT MOL TH S75DEG10'33"E 153.27 FT MOL TH S65DEG37'04"E 455.00 FT MOL TH N24DEG26'24"E 132.29 FT MOL TH N77DEG51'32"W 55.56 FT MOL TH N77DEG51'35"W 450.85 FT MOL TH MOL 450.85 F1 MOL 1H N64DEG06'25"W 555.10 FT $\mathrm{MOL}\,\mathrm{TO}\,\mathrm{POB}\,\mathrm{OR}\,\mathrm{121}\,\mathrm{PG}\,\mathrm{576}$ Name(s) in which assessed

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

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

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

June 13, 20, 27; July 4, 2025 25-01193P

Deputy Clerk

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000056TDAXXX

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

Certificate #: 1811905 Year of Issuance: 06/01/2019 Description of Property:

23-26-15-0080-00000-0030 BAILEYS BLUFF ESTS - 6 B 8 P 118 NLY 25 FT LOT 3

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

ANNIE GRACE D'ANGELO All of said property being in the County

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

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

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

THIRD INSERTION

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

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

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

Description of Property: 25-24-20-0000-00400-0015 THAT PART OF E1/4(G) OF NE1/4 OF NW1/4 & THAT PART OF NW1/4 OF NE1/4 OF SEC LY-ING SOUTH OF OLD ST JOE RD OR 521 PG 466 OR 8261 PG 1784 OR 8271 PG 806

Name(s) in which assessed: FREDERICK JACKSON HOOKS FREDERICK JACKSON HOOKS DECEASED

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

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

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

June 13, 20, 27; July 4, 2025 25-01179P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000054TDAXXX

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

assessed are as follows: Certificate #: 2004824 Year of Issuance: 06/01/2021

Description of Property: 16-25-17-0090-13500-0850 BLK 135 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 85, 86

Name(s) in which assessed: RAYMOND LUCIER ELEANOR LUCIER

on July 17, 2025 at 10:00 am.

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com,

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

Deputy Clerk June 13, 20, 27; July 4, 2025

25-01173P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000051TDAXXX

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

Certificate #: 2007549 Year of Issuance: 06/01/2021 Description of Property:

33-25-16-0030-00000-0070 ALKEN ACRES PB 6 PG 99 LOT 7 OR 7002 PG 545 Name(s) in which assessed: ENTRUST OF TAMPA BAY LLC

TERRY BOWDEN IRA #1846 JACK M CALLAHAN REGISTERED AGENT All of said property being in the County

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

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

June 13, 20, 27; July 4, 2025 25-01170P

THIRD INSERTION THIRD INSERTION

Notice of Application for Tax Deed 2025XX000072TDAXXX NOTICE IS HEREBY GIVEN,

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

Certificate #: 1711911 Year of Issuance: 06/01/2018 Description of Property: 34-26-16-0150-00000-00P0 CHELSEA PLACE UNIT THREE

PB 31 PGS 21-24 LOT P SUBJECT TO AN NON-EXCLUSIVE PER-PETUAL EASEMENT PER OR 3237 PG 1309 OR 3237 PG 1310 Name(s) in which assessed:

CARL A MINIERI REGISTERED \mathbf{AGENT} CHELSEA PLACE PRESERVE

INC All of said property being in the County

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

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

Deputy Clerk June 13, 20, 27; July 4, 2025

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000050TDAXXX NOTICE IS HEREBY GIVEN.

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

Certificate #: 2004688 Year of Issuance: 06/01/2021 Description of Property:

15-25-17-0060-08000-0070 MOON LAKE ESTATES UNIT 6 PB 4 PGS 90-91 LOTS 7 & 8 BLOCK 80 OR 3238 PG 244 Name(s) in which assessed:

BOBBY J NORMAN ESTATE OF BOBBY J NORMAN DECEASED All of said property being in the County

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

on July 17, 2025 at 10:00 am. May 30, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

June 13, 20, 27; July 4, 2025 25-01169P

Notice of Application for Tax Deed 2025XX000053TDAXXX

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2005079

Year of Issuance: 06/01/2021 Description of Property: 21-25-17-0150-19400-0110 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 11 & 12 BLOCK 194 OR 8092 PG 630

Name(s) in which assessed: KENNETH E FORD REV LIV KENNETH E FORD REVOCA-BLE LIVING TRUST U/T/D MAY

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

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

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

Deputy Clerk June 13, 20, 27; July 4, 2025

FOURTH INSERTION

25-01191P

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

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

At the conclusion of the hearing the Board will consider the adoption of a resolu tion authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assess ments will be collected by the Pasco County Tax Collector. The meeting and hearing are open to the public and will be conducted in accor-

dance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing. If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceed-

ings is made, which includes the testimony and evidence upon which such appeal is to be based. Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at dbwallace@rizzeta.com at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District

Debby Bayne-Wayne, District Manager

25-01096P

PUBLISH YOUR LEGAL NOTICE Call 941-906-9386

or email legal@businessobserverfl.com

pascoclerk.com

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pinellasderk.org

hillsclerk.com