

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION  
TOWNS AT WOODSDALE 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 Towns at Woodsdale Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025  
TIME: 9:00 a.m.  
LOCATION: Tampa Civil Design  
17937 Hunting Bow Circle  
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 Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://townsatwoodsdaledcd.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.

District Manager  
August 8, 15, 2025 25-01626P

FIRST INSERTION  
WESTWOOD OF PASCO 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 Westwood of Pasco Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025  
TIME: 9:00 a.m.  
LOCATION: Tampa Civil Design  
17937 Hunting Bow Circle  
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 Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://westwoodofpascoedd.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.

District Manager  
August 8, 15, 2025 25-01627P

FIRST INSERTION  
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve public school activities on 36.90 acres known as Connerton Charter School Access, Drainage & Utilities. The project is located in Pasco County, Section(s) 19, 24, 30, Township 25 South, Range 18, 19 East. The permit applicant is Lennar Homes, LLC whose address is 4301 West Boy Scout Blvd., Suite 600 Tampa, FL 33607. The Permit No. is 43023534.073.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.  
August 8, 2025 25-01631P

FIRST INSERTION  
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 97.75 acres to serve the residential project known as Connerton Village 4 Phase 6 & 7. The project is located in Pasco County, Section(s) 19,20, Township 25 South, Range 19 E. The permit applicant is LNR3 AIV, LLC, 4301 W. Boy Scout Blvd., Suite 600, Tampa, FL 33607. The Permit No. is 43023534.081.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.  
August 8, 2025 25-01622P

FIRST INSERTION  
Notice of Public Hearing and Board of Supervisors Meeting of the Seven Oaks Community Development District

The Board of Supervisors (the “Board”) of the Seven Oaks Community Development District (the “District”) will hold a public hearing and a meeting on August 27, 2025, at 6:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

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 two (2) days before the meeting [www.sevenoakscdd.com](http://www.sevenoakscdd.com), or may be obtained by contacting the District Manager's office via email at [sbrizendine@rizzetta.com](mailto:sbrizendine@rizzetta.com) or via phone at (813) 994-1001.

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.

Scott Brizendine  
District Manager  
August 8, 2025 25-01624P

FIRST INSERTION  
Notice of Public Hearing and Board of Supervisors Meeting of the Acacia Fields Community Development District

The Board of Supervisors (the “Board”) of the Acacia Fields Community Development District (the “District”) will hold a public hearing and a meeting on Tuesday, September 9, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 and the District's fiscal year 2025-2026 proposed budgets. 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 <https://www.acaciafieldsdcd.org/>, or may be obtained by contacting the District Manager's office via email at [sbrizendine@inframark.com](mailto:sbrizendine@inframark.com) or via phone at 813-933-5571.

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.

Scott Brizendine  
District Manager  
August 8, 15, 2025 25-01625P

FIRST INSERTION  
NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 26, 2025, for United Self Mini Storage - Tarpon at [www.StorageTreasures.com](http://www.StorageTreasures.com) bidding to begin on-line August 15, 2025, at 6:00am and ending August 26, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods and ZHNG Motorcycle.

Name Unit  
John D. Moinar 7  
Pamela K. Scheme 286  
August 8, 15, 2025 25-01629P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Canon Evtnt located at 17665 Bellavista Loop Unit 1221, in the County of Pasco, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 01st day of August, 2025.  
CANON EVNT LLC  
August 8, 2025 25-01659P

FIRST INSERTION  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT  
Pasco County, Florida

Notice is hereby given that the Epperson North Community Development District (“District”) will accept proposals from qualified firms and experienced landscaping companies (“Proposers”) to provide comprehensive landscaping, grounds maintenance, and related services for the common areas, amenities, and rights-of-way within the District. The goal is to maintain a high standard of aesthetic appeal, health, and safety for all landscaped areas, enhancing the overall quality of life for residents and visitors for certain lands within the District, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com) and [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com).

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes; the selected contractor will enter into a service agreement with the District for a specified term. Entities submitting proposals must meet the following qualifications: (i) fully licensed and insured, (ii) minimum 5 years continuous operation (iii) experience with similar landscape maintenance projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (iv) Proposer must attend the mandatory pre-proposal on-site meeting on August 18, 2025 at 10:00 a.m. (EST) at Epperson North Lakehouse, 9405 Ivy Stark Blvd., Wesley Chaple, FL 33545, and (v) Proposer must submit total price along with an option for three (3) one (1) year renewals with price.

The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered. Any and all questions relative to this project shall be directed in writing by e-mail only to: [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com) and [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com) and [ibrignoni@shirlawgroup.com](mailto:ibrignoni@shirlawgroup.com). Questions received after 10 a.m. on August 21, 2025, will not be answered. Answers to all questions will be provided to all proposers via e-mail.

Firms desiring to provide services for this project must submit one (1) original and one (1) digital copy (in the form of a USB/flash drive) of the required proposal no later than August 25, 2025 at 10:00 a.m. (EST), at the offices of the Epperson North CDD District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attention: Heath Beckett. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project “Confidential: Epperson North Landscape RFP Response”. Proposals may be shipped, mailed or hand-delivered. No facsimile, electronic or other type of submittals will be accepted. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Proposals will be publicly opened at 1 p.m. (EST) on August 27, 2025 at Epperson North Lakehouse, 9405 Ivy Stark Blvd., Wesley Chaple, FL 33545, or as soon thereafter as possible. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. 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 plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, c/o Vesta District Services, and upon request to: [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com) and [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com).

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals, postpone the award of the contract, to elect not to proceed with the subject award process, make modifications to the work, and waive any technical errors, informalities or irregularities if it determines in its sole and absolute discretion whether or not reasonable it is in the District's best interest to do so.

Epperson North  
Community Development District  
Heath Beckett, District Manager  
August 8, 2025 25-01632P

FIRST INSERTION  
Notice of Public Hearing and Board of Supervisors Meeting of the Ballantrae Community Development District

The Board of Supervisors (the “Board”) of the Ballantrae Community Development District (the “District”) will hold a public hearing and a meeting on Tuesday, August 26, 2025, at 6:30 p.m. at the Ballantrae Community Center located at 17611 Mentmore Blvd., Land O'Lakes, Florida.

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 [www.ballantraecdcd.org](http://www.ballantraecdcd.org) at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at [Patricia@AnchorstoneMgt.com](mailto:Patricia@AnchorstoneMgt.com) or via phone at (407) 698-5350.

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.

Patricia Thibault  
District Manager  
August 8, 2025 25-01658P

PUBLISH  
YOUR  
LEGAL NOTICE

Call 941-906-9386  
and select the appropriate County  
name from the menu.

or email  
legal@businessobserverfl.com

FLORIDA'S RESPONSE FOR THE C-1000

Business  
Observer

1/2025/8/V3



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PUBLIC SALES

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FIRST INSERTION
McKendree Pointe Community Development District Request for Proposals for Annual Audit Services

The McKendree Pointe Community Development District (the “District”) hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal ending September 30, 2025, 2026, and 2027, with an option for additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida and has an operating and debt service budget of approximately \$ 65,280.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Larry Krause via email at [larry@hikai.com](mailto:larry@hikai.com).

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received no later than Monday, August 25, 2025, at 12:00 p.m. Proposals received after this time may not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-565-4663.

McKendree Pointe Community Development District  
Request for Proposals for Annual Audit Services  
District Auditing Services for Fiscal Years ending  
September 30, 2025, 2026, and 2027  
with an option for additional annual renewals  
Pasco County, Florida

Instructions to Proposers

**1. RFP Package.** The “RFP Package” shall consist of the notice announcing the request for proposals, these instructions, and the evaluation criteria.

**2. Contents of Proposals.** All proposals shall include the following information in addition to any other requirements of the RFP Package.

- List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- Describe proposed staffing levels, including resumes with applicable certifications.
- Provide 3 references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.
- The lump sum cost of the provision of the services under the proposal, plus the cost of renewals.

**3. Due Date.** Proposals must be received no later than Monday, August 25, 2025, at 12:00 p.m. by the District Manager, Larry Krause, via email at [larry@hikai.com](mailto:larry@hikai.com).

**4. Submission of Proposal.** Each Proposer shall submit one (1) electronic copy of their proposal, including the requested documentation required by these instructions, at the time indicated herein. In submitting its proposal, each Proposer represents that it has read and understands the RFP Package and that the proposal is made in an accordance therewith.

**5. Renewals.** The proposals should include pricing for at least three (3) years and may include options for additional optional renewals, auto-renewals (with annual escalators if applicable), or the ability to negotiate reasonable increases. For any automatic renewals, either party will be able to terminate the engagement for the next upcoming fiscal year with at least 30 days’ notice prior to September 1 of each year.

**6. Qualifications of Proposer.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**7. Disqualification.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**8. Familiarity with the Law.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**9. Modification and Withdrawal.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of 90 days.

**10. Basis of Award and Right to Reject.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**11. Evaluation of Proposals.** The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the RFP Package. The Board of Supervisors will rank the proposals and the highest ranked firm will be selected.

**12. Contract Award.** Within 14 days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

**13. Limitation Of Liability.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**14. Protests.** In accordance with the District’s Rules of Procedure, any protest regarding the RFP Package, must be filed in writing, at the offices of the District Manager, within 72 hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within 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 contract award.

**15. No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this request.

**16. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Proposer represents that they do not use coercion for labor or services as defined in the statute. The Proposer is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

17. Required Disclosure:

- Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- Public Records:
- i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- d. No Consideration of social, political, or ideological interests. You are hereby made aware of the provisions of Section 287.05701, Florida Statutes. The District is not requesting documentation of nor will it consider a vendor’s social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Ability of Personnel.	Auditor Selection Evaluation Criteria	(20 Points)
This includes the geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.		(20 Points)
Experience.		(20 Points)
This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.		(20 Points)
Ability to Furnish the Required Services.		(20 Points)
Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required.		(20 Points)
Understanding of Scope of Work.		(20 Points)
Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.		(20 Points)
Price.		(20 Points)
Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the proposal.		25-01623P
August 8, 2025		

FIRST INSERTION	PUBLIC NOTICE
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	The Board of Directors of Family Support Services of SunCoast, Inc. (“FSSSC”) willhold its next Board of Directors Finance and Executive Committee Meeting via Zoomat 11:00 a.m . on August 13, 2025, to discuss agency business. The web address forthemeeting is <a href="https://bit.ly/3C1yYV8">https://bit.ly/3C1yYV8</a> . For more information or to RSVP, contactCarlos Cruz at (904) 421-5800 or <a href="mailto:Carlos.Cruz@fssnf.org">Carlos.Cruz@fssnf.org</a> . The meeting is open to thegeneral public, and public comments are welcome. Any person requiring specialaccommodations to participate should advise FSSSC at least 48 hours in advanceby contacting: Kitty Loor at (904) 265-8110 or <a href="mailto:Kitty.Loor@fssnf.org">Kitty.Loor@fssnf.org</a> . For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids andservices to deaf and hard-of-hearing clients and their companions to allow foreffective communication and participation in programs offered by FSSSC. Theseaids and services will be made available at no cost to the client or companion withadvanced notification.
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bodywork By Tobi located at 4225 Red-cliff Place 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 30th day of July, 2025.	
TOBIANN LYONS	
August 8, 2025	25-01670P

FIRST INSERTION
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653

AMENDED NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)  
TO: Colleen Ann Giles-Good, Candace E. Petrone (deceased)  
Kennath C. Hale (deceased), and Any Unknown  
Party(s) in Possession  
7413 Image Lane; Lot #19  
New Port Richey, FL 34653  
CMRR#: 9589-0710-5270-0136-5671-77

When you vacated the premises at 7413 Image Lane; Lot #19, New Port Richey, FL 34653, the following personal property remained:

1972 UNKNOWN MAKE WHITE;BLACK UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE NO. 0004983212; VIN NO. 1406 and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than August 22, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

**PLEASE NOTE:** If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC  
By: MARY CLARK, PARK MANAGER  
6530 Accent Lane  
New Port Richey, FL 34653  
(727)-842-3928

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.  
522 12th STREET WEST  
BRADENTON, FL 34205

August 8, 15, 2025 25-01656P

FIRST INSERTION
SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC 6530 Accent Lane New Port Richey, FL 34653

SECOND AMENDED NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)

TO: Any Unknown Party(s) in Possession  
6512 Ketch Lane; Lot #17  
New Port Richey, FL 34653  
CMRR#: 9589-0710-5270-0136-5671-91  
Sunshine Lake Estates MHC LLC  
6530 Accent Lane  
New Port Richey, FL 34653  
CMRR#: 9589-0710-5270-0136-5672-07  
Harlan Linwood Turner  
6521 Lamprey Lane  
New Port Richey, FL 34653  
CMRR#: 9589-0710-5270-0136-5672-14

When you vacated the premises at 6512 Ketch Lane; Lot #17, New Port Richey, FL 34653, the following personal property remained:

1977 LIBERTY MAUVE UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE NO. 14041758; VIN NO. G6696F and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 6530 Accent Lane, New Port Richey, FL 34653 (Main Office).

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than August 22, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

**PLEASE NOTE:** If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE SUNSHINE LAKE ESTATES MHC HOLDINGS, LLC  
By: MARY CLARK, PARK MANAGER  
6530 Accent Lane  
New Port Richey, FL 34653  
(727)-842-3928

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.  
522 12th STREET WEST  
BRADENTON, FL 34205

August 8, 15, 2025 25-01657P

FIRST INSERTION
EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the regular meeting of the Board of Supervisors of the Epperson Ranch Community Development District (the “District”) has been moved from Monday, September 1, 2025, to Thursday, September 4, 2025, at 6:15 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 536.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

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

Epperson Ranch Community Development District  
Heath Beckett, District Manager  
(321) 263-0132, Ext. 536  
August 8, 2025 25-01666P

What makes public notices in newspapers superior to other forms of notices?

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.

FIRST INSERTION
REQUEST FOR PROPOSALS RFP 2025-010

City of Zephyrhills is accepting sealed responses for professional auditing services.

**Due Date: Friday, September 5th by 10 a.m.**  
**Submit via OpenGov**

Bid documents may be downloaded from OpenGov, <https://procurement.opengov.com/portal/zephyrhillsfl> on **Friday, August 8th.** Registration is FREE. All project documentation and addendums will be available at this location. It is the sole responsibility of all interested parties to ensure the receipt of any addendums.

**ADDITIONAL INFORMATION:** Please send your inquiry via email to Evan Markewich Purchasing Agent at [emarkewich@ci.zephyrhills.fl.us](mailto:emarkewich@ci.zephyrhills.fl.us).  
August 8, 2025 25-01630P

FIRST INSERTION
NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 26, 2025, for Castle Keep Mini Storage - Hudson at [www.StorageTreasures.com](http://www.StorageTreasures.com) bidding to begin on-line August 15, 2025, at 6:00am and ending August 26, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Chad H. Breier	G004
Yashua Gonzalez	B015
Jeffrey S. Hoelzer	D007
Kimberly A. Hramika	I024
Frank M. Perna II	B061
Steve Riggs	I012
Lacie A. Snyder	I402
Walter R. Thompson	B050
August 8, 15, 2025	25-01655P

FIRST INSERTION
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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 Alive Day Apparel located at 10403 laxer cay loop in the City of San Antonio, Pasco County, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2025.  
David Randall

August 8, 2025 25-01660P

FIRST INSERTION
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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 Coastal Shores Jewelry located at 8520 May Port Ct in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2025.  
Shineigh Brooke Deal

August 8, 2025 25-01661P

FIRST INSERTION
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NOTICE OF PUBLIC SALE

United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on August 26th, 2025 at the times and locations listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM	
B109	Lewis Bennett
A801AC	Saleem Black
B128	Jonathan Rogers
B456	Morgan Rush
B356	Roger Smith
B214	Hunter Southers
B436	Wendy Underwood

**Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668**  
C49 Shantrell Mitchell  
C135 Ericka Spaulding

**Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541**  
J11 Anthony Ainsworth  
D38AC Lisa Crall  
A31 Celeste Gordon  
A43 Edwin Laracuente  
August 8, 15, 2025 25-01672P





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PUBLIC SALES

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FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432**

**Time: 09:00 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1228 - Myers, Marina; 2200 - Saffold, Lena; 2296 - Daughtry, Stormey L; 3110 - Martinez, Angel; 3147 - Schloss, Roxanne; 3240 - Tello Stanley Insurance LLC Tello, James; 3276 - Cioc, John; 3325 - Bennett, Kimberly; 4000 - Barricella, AJ; 4016 - Costa, Courtney; 5006 - Irvin, Anthony; 5013 - Allain, Heather; 6003 - Bias, Ronald; 7000 - Oquendo, Charlesl

**PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376**

**Time: 10:00 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

020481 - Alexander, Christopher; 02054 - Velazquez, Victor; 02091 - Santiago, Daniela De; 03064 - Proctor, Louis; 03182 - Cruz, Ashlie; 03208 - Cancel, Adriana; 04003 - Velazquez, Victor; 04026 - MORRISON, LAVONNE; 04078 - Cruz, Michelle; 04090 - Buchanan, Ariel; 04104 - Dorris, Charquenetta; 04127 - Daye, Raven; 04136 - albritton, Benny; 04145 - Ramirez, Carlos; 04213 - Richards, Ahmad

**PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632**

**Time: 10:15 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

021 - Gale, Brianne; 025 - Ruggs, Clifton; 094 - Rosser, Linda; 272 - Squires-carlson, Christina; 275 - Owensbrown, Tiffany; 282 - Fabrizi, Michael; 294 - Harbaugh, Benita; PC005 - Lopez, Ermen

**PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578**

**Time: 10:45 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

11007 - Lindsey, Kendra; 11029 - Simon, Tabitha; 11072 - Andrews, Gregory; 11087 - Bateza, Antonio; 11093 - Bell, Heather; 11097 - Rose, Brandye; 11213 - burkhart, Meadow; 11290 - Desai, Vandna; 12021 - DeBouver, Brittany; 12022 - Rosado, Amanda; 12095 - Smith, Dylan; 12115 - Calma, Amy; 12121 - Dublin, Shynesha; 12250 - Despenza, Cheryl; 12266 - Malin, Mary; 12288 - Thomas, Jeanette; 13087 - Ryder, Mark; 13121 - jackson, toby; 13179 - Vitale, Joseph; 13186 - Staley, Andrew; 13206 - Bushard, Sarah; 13230 - Dangialosi, Mark; 13256 - Finocchiaro, Jocelyn; 13335 - SLOAN, SHARON; B103 - Bruce, Cody; B132 - Dever, Angela; B141 - Hickman, James; B156 - Kilgore, Destyni; B177 - Esposito, Jayson; B239 - Gutsch, Jason; C103 - Derosier, Amber; C104 - McKinnon, Kendra; C109 - cheatham, Michael; C135 - Moore, Kelly; C146 - Taylor, Caren; C250 - Leddick, Leslie; C254 - Ayala, Nickolas; C255 - Evans, Ronald; C335 - Wright, Derrick; C378 - Bertram, Dean; C407 - Bliss, Heather; D127 - Ward, Darrell; D202 - Paventi, Martin; D219 - Walter, Amy; D245 - Tabani, Farzan; D255 - Huber, James; D274 - Rowles, Rebecca; D280 - Grafton, William; D342 - Overstreet, Jen

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392**

**Time: 11:30 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1204 - Riccardi-Sirico, D'Anna; 1307 - Scalley, Colleen; 1372 - Weeks, Richard; 1380 - Florida Wellness Medical group Unger, Stephen; 1932 - Wilkerson, Lynetta; 1936 - Ambrogio, Bradley; 2037 - Casraiss, Linda; 2203 - Henk, Scott

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429**

**Time: 11:45 AM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

C1027 - Merrell, Lavonne; C1028 - Townsend, Sharee; D0003 - Brianas, Penelope; E1104 - Lee, Monica; E1121 - Lepage, Daniel; E1149 - Groves, Elizabeth; E1153 - Del Rio, Betsy; E1169 - Rodriguez, Alexandra; E1184 - Brame, Patrick; E1196 - Blackman, Stephen; E1204 - Durham, Barry; E1213 - Karakaris, Marie; E1217 - neuhardt, shaina; E1219 - Betancourt, Crystal; E1221 - hutchins, amber; E1224 - Martinez, Gabriella; E1232 - osorno, Jonathan; E2245 - Veneracion, Rolando; E2269 - Remy, Nikkita; E2290 - Karakaris, Marie; E2312 - Murray, Lanai; E2333 - Brunk, Drew

**PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059**

**Time: 12:00 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0A126 - Hernandez, Gabriel; 0A217 - Hite, Tarsha; 0B001 - Popovich, George; 0B052 - coyne, Kathleen; 0B060 - velez, alexander; 0B122 - Federick, Cora; 0C014 - Frazier, Larry; 0C032 - Sandvik, Mark; 0D001 - Popovich, George; 0D012 - Conner, Donald; 0D037 - Baker, Myron; 0E010 - Anih, Marita; 0E032 - Hawley, Marc; 0E063 - brown, Alex; 0E105 - Morin, Katherine; 0E140 - Hill, Jakaila; 0E231 - Carbone, John; 0E243 - Menech, Nicole; 0P001 - Monroy, Jose

**PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911**

**Time: 12:15 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

011 - Bravo, Julian; 013 - Peterson, Sophia; 041 - christopher, Matthew; 042 - Kirkland, Angel; 047 - Deckard, Harlie; 048 - Willis, Louellen; 049 - Gembicki, Dennis; 064 - Mallow-Myers, Kimberly; 070 - Kirkland, Angel; 071 - Bomhardt, Anne; 186 - Mastrodonato, Ronald; 202 - valencia, gina; 215 - cruz, christopher; 256 - Bell, Vivian; 385 - Bryant, Carmen; 399 - Siple, Matthew; 402 - Brown, Scott; 405 - Mothers of Minors Inc Clark, Andrea; 439 - Pasker, Alysa; 448 - Faust, Rachelle; 481 - Scydick, Terry; 556 - Ashley, Marquia; 570 - Louden, James; 584 - Graham, Robert

**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059**

**Time: 12:30 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1037 - Celluzzi, Anthony; 1040 - Swarthout, James; 1043 - Stuve-clark, Tyler A; 1047 - Corazza, Paul; 1172 - Diversified interior solutions Mihalik, Zoltan; 1214 - Russella, James; 2010 - Hughes, Charollettee; 2032 - Gonzalez, Miguel A.; 2152 - Alvarado, James; 2235 - Casique, Ingrid; 3017 - Drake, Alyssa; 3029 - Westenberger, Mariah; 3057 - rios, idalis; 3115 - Nelson, Melanie; 3187 - Hamilton, Kareem; 3209 - COLEY, INTIMATE.SHERMIRA; 3264 - Slater, Shaukieona; 3286 - Tirado, Janet; 3305 - Cerullo, Ashley; 3332 - Stewart, Brianne; 3345 - Keen, Delores

**PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964**

**Time: 12:40 PM**

**Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1059 - Ledford, Koren; 1060 - Miller-Johnson, Denetrius Michele; 1087 - Lock, Annette; 1121 - Jurkiewicz, Aaron; 1138 - Graves, Carol; 2095 - Jimenez, Nelly; 2115 - Garcia, Russell; 2178 - Alfonso, Eladia; 3020 - Cannella, Adam; 3033 - Jasmín, Rebecca; 3055 - Spear, Lane; 3091 - Gordon, Nicole; 3113 - Keel-Burnette, Precious; 3199 - Lowe, Eric; 3242 - Hurd, Theresa; 4040 - Collins, Pamela; 4049 - Hillis, Dean; 5003 - Sommerio, Mario; 5008 - Hunt, James; 5020 - Volpi, Tonya

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

August 8, 15, 202525-01628P

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SALES

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FIRST INSERTION	
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.:</b> <b>2023CA003387CAAXWS</b> <b>ALLIED FIRST BANK, SB DBA SERVBANK</b> <b>Plaintiff(s), vs.</b> <b>HOMER H CECCHI; et al.,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 5, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> in accordance with Chapter 45, Florida Statutes on the 3rd day of September, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 83, SEA PINES, UNIT FIVE, BEING MORE PARTICULARLY DESCRIBED AS; A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 14, THENCE RUN ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 150 FEET; THENCE PAR-	ALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 982 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 64 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 14 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS. BOOK 546., PAGE(S) 657 AND OFFICIAL RECORDS BOOK 549, PAGE(S) 599, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 8523 Lafitte Drive, 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 before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILI-

TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. 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.  
Respectfully submitted,  
/s/ Betzy Falgas  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 22-003480-1  
August 8, 15, 202525-01640P

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TAX DEEDS

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FIRST INSERTION	
<b>Notice of Application for Tax Deed 2025XX000042TDAXXX</b> NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811552 Year of Issuance: 06/01/2019 Description of Property: 31-26-16-0120-00A00-0100 PAPPAS COLONY SUB PB 5 PG 4 THE SOUTH 140.00 FT OF THE FOLLOWING DESC: BEG AT SW COR OF LOT 9 BLOCK "A" TH ALG WLY BDY LINE OF PAPAS COLONY SUBDIVISION ALSO BEING THE ELY BDY LINE OF PAPAS COLONY SUBDIVISION SECOND ADDITION PB 4 PG 62 TH N01DEG 21'42"E 245.00 FT TH S88DEG 38' 10"E (G) 22.10 FT TH S00DEG 22' 06"E 245.11 FT TO POINT ON THE SLY BDY LINE OF SAID LOT 9 BLOCK "A" TH N88DEG 38'18"W 29.50 FT TO POB OR 8127 PG 1074 Name(s) in which assessed: LEE DEAN OVERMYER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on August 14, 2025 at 10:00 am. August 1, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk August 8, 202525-01616P	

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TAX DEEDS

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FIRST INSERTION	
<b>Notice of Application for Tax Deed 2025XX000068TDAXXX</b> NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1704609 Year of Issuance: 06/01/2018 Description of Property: 13-26-18-0000-00100-LAKE POR OF KING LAKE DESC AS FOL: BEGIN 526.00 FT NORTH OF SW COR OF NE1/4 OF NE1/4 OF SEC TH INTO LAKE NORTH 459.00FT THEAST 660.00 FT TH NORTH 335. 00 FT TO NORTH BDY OF NE1/4 OF NE1/4 TH EAST 662.25 FT TH SOUTH 256.56 FT TH S37DEG50' 00"W 376.32 FT TO SHORELINE TH ALG SHORELINE N61DEG28'33"W 91.21 FT TH N53DEG56'00"W 10.0 FT TH INTO LAKE N37DEG40'00"E 190.00 FT TH WEST 457.45 FT TH S51DEG17'01"W 346.29 FT TH S25 DEG12'00"E 51.00 FT TO SHORELN TH SWLY ALG SHORELINE TO POB EXC PARCEL #3 AS DESCRIBED IN OR 5192 PG 1439 OR 5338 PG 1940 Name(s) in which assessed: SKI LAKES LLC DAVID BOGER REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on August 14, 2025 at 10:00 am. August 1, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk August 8, 202525-01620P	
FIRST INSERTION	
<b>Notice of Application for Tax Deed 2025XX000054TDAXXX</b> NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2004824 Year of Issuance: 06/01/2021 Description of Property: 16-25-17-0090-13500-0850 BLK 135 MOON LAKE NO 9 MB 4 PGS 101, 102 LOTS 85, 86 Name(s) in which assessed: RAYMOND LUCIER ELEANOR LUCIER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on August 14, 2025 at 10:00 am. August 1, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk August 8, 202525-01618P	
FIRST INSERTION	
<b>Notice of Application for Tax Deed 2025XX000074TDAXXX</b> NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1704263 Year of Issuance: 06/01/2018 Description of Property: 22-24-18-0000-01100-0040 COM AT NE COR OF LOT 22 BLK 6 PASCO LAKE ESTATES UNIT ONE PB 7 PG 19 TH S86DEG41'22"E 25.00 FT FOR POB TH S56DEG51'10"E 450.00 FT MOL TH S75DEG10'33"E 153.27 FT MOL TH S65DEG37'04"E 455.00 FT MOL TH N24DEG26'24"E 132.29 FT MOL TH N77DEG51'32"W 55.56 FT MOL TH N77DEG51'35"W 450.85 FT MOL TH N64DEG06'25"W 555.10 FT MOL TO POB OR 121 PG 576 Name(s) in which assessed: WILLIAM JAY ROBINSON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on August 14, 2025 at 10:00 am. August 1, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk August 8, 202525-01621P	
FIRST INSERTION	
<b>Notice of Application for Tax Deed 2025XX000066TDAXXX</b> NOTICE IS HEREBY GIVEN, That LAKIC ENTERPRISES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1811841 Year of Issuance: 06/01/2019 Description of Property: 34-26-16-0000-00500-0070 COM AT SW COR OF SEC 34 TH N00 DG 23' 38"E 1238.31 FT TO WLY EXT OF NORTH BDY OF WYNDTREE PHASE I VILLAGE 1 & VILLAGE 2 PG 27 PGS 43-48 TH ALG WLY EXT OF SAID NORTH BDY & NORTH BDY LINE OF SAID WYNDTREE PHASE I VILLAGE 1 & VILLAGE 2 & ELY EXT THEREOF S89DG 36' 22"E 2585.38 FT TH N00DG 23' 38"E 2153.11 FT FOR POB TH N29DG 24' 18"W 35.42 FT TH S82DG 55' 37"W 44.19 FT TH S74DG 23' 33" W 73.18 FT TH S35DG 44' 18"W 32.21 FT TH N19DG 36' 22"W 124.55 FT TH S84DG 22' 39"E 38.65 FT TH N70DG 22' 51"E 81.65 FT TH S61DG 22' 27"E 65.10 FT TH N74DG 48' 22"E 21.21 FT TH S00DG 23' 38"W 94.91 FT TO POB SUBJECT TO AN CONSERVATION EASEMENT PER OR 3231 PG 1937 AKA CHELSEA PLACE DRAINAGE EASEMENT PARCEL 15 LESS & EXC POR LYING WITHIN CHELSEA PLACE RELEASE PARCEL 3 REVISED PER OR 7018 PG 574 OR 3231 PG 1918 OR 3231 PG 1937 Name(s) in which assessed: CARL A MINIERI REGISTERED AGENT CHELSEA PLACE PRESERVE INC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on August 14, 2025 at 10:00 am. August 1, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk August 8, 202525-01619P	
FIRST INSERTION	
<b>Notice of Application for Tax Deed 2025XX000052TDAXXX</b> NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2007895 Year of Issuance: 06/01/2021 Description of Property: 05-26-16-0180-01200-0020 PORT RICHEY LAND COMPANY SUB PB 1 PG 61 EAST 66 FT FO TRACT 12 EXC SOUTH 200 FT THEREOF OR 9760 PG 1380 Name(s) in which assessed: TAI NGUYEN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <a href="http://pasco.realtaxdeed.com">http://pasco.realtaxdeed.com</a> , on August 14, 2025 at 10:00 am. August 1, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk August 8, 202525-01617P	

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

100628, 1028

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polkcountyclerk.net

myorangeclerk.com



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000942 CPAXWS**  
**IN RE: ESTATE OF**  
**DAVID L. HUBBELL**  
**Deceased.**

The administration of the Estate of David L. Hubbell, deceased, whose date of death was April 2, 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 34652. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

**Personal Representative**  
**Tiffany Hilton**  
10775 Dustin Road  
Forestport, NY 13338  
Attorney for Personal Representative:  
John M. Sakellarides  
Attorney for Personal Representative  
Florida Bar No. 935107  
John M. Sakellarides, P.A.  
29605 U.S. Hwy 19 North, Suite 110  
Clearwater, FL 33761  
Telephone: (727) 785-1228  
E-mail: john@jsaklaw.com  
August 8, 15, 202525-01653P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1198**  
**IN RE: ESTATE OF**  
**DIANE PONCE**  
**AKA DIANE M. PONCE**  
**Deceased.**

The administration of the estate of Diane Ponce aka Diane M. Ponce, deceased, whose date of death was June 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 8, 2025.

**Adam M. Ponce**  
**Personal Representative**  
22 Bryant Avenue  
Roslyn, NY 11576  
Rebecca Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
August 8, 15, 202525-01649P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO: 2025CP000823**  
**IN RE: ESTATE OF**  
**DAVID HOWARD SONSOL,**  
**Deceased.**

The administration of the Estate of DAVID HOWARD SONSOL, deceased, whose date of death was 9/3/2024, Case Number 2025-CP-000823, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

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

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 8 day of August 2025.

**Personal Representative:**  
**Susan Sonsol,**  
3 Brooke Hollow Lane  
Peekskill, NY 10566  
Attorney for Personal Representative:  
RACHAEL ALEXANDER, ESQ.  
Florida Bar Number: 1031888  
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  
August 8, 15, 202525-01650P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO.: 25-CP-00352**  
**IN RE: ESTATE OF**  
**SANDRA LEE VALENTE**  
**Deceased.**

The administration of the estate of Sandra Lee Valente, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

**Personal Representative**  
**Joseph Valente**  
39206 Flora Ave  
Zephyrhills, Florida 33542  
Attorney for Personal Representative  
Sean White, Esq.  
Florida Bar No. 1044113  
Panther Law, P.A.  
710 Oakfield Drive, Suite 127  
Brandon, Florida 33511  
Telephone: (813) 425-4373  
Fax: (813) 425-4373  
E-Mail: seanw@pantherlawfl.com  
Secondary E-Mail:  
pleadings@pantherlawfl.com  
August 8, 15, 202525-01652P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 512025CP001093CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ERIC VOGT,**  
**Deceased.**

The administration of the estate of Eric Vogt, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Judicial Center 7530 Little Road, New Port Richey, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

**Personal Representative:**  
**Michael G. Vogt**  
270 Fordedale Road  
Fleetwood, PA 19522  
Attorney for Personal Representative:  
John W. Hudzietz II, Esq.  
E-Mail Addresses:  
emancinilaw@gmail.com  
Florida Bar No. 0844039  
Hudzietz & Mancini, P.A.  
10028 State Road 52  
Hudson, FL 34669  
Telephone: (727) 857-9400  
August 8, 15, 202525-01651P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 512025CP001171CPAXWS**  
**Division J**  
**IN RE: ESTATE OF**  
**RONALD ARLOTTA**  
**Deceased.**

The administration of the estate of RONALD ARLOTTA, deceased, whose date of death was May 23, 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 representatives' 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,

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-727**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JUDITH A. HEARN,**  
**Deceased.**

The administration of the estate of Judith A. Hearn, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Circuit Court for Pasco County, PO Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

**Personal Representative:**  
**Curtis L. Hearn**  
6462 Bradford Woods Dr  
Zephyrhills, FL 33542  
Attorney for Personal Representative:  
Blake P. Hampton  
E-Mail Addresses:  
nosolicitation@hampton.law  
frontdesk@hampton.law  
Florida Bar No. 99434  
Hampton Law  
8931 Conference Dr Suite 2  
Fort Myers, FL 33919  
Telephone: (239) 309-0090  
August 8, 15, 202525-01664P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 512025CP001171CPAXWS**  
**Division J**  
**IN RE: ESTATE OF**  
**RONALD ARLOTTA**  
**Deceased.**

The administration of the estate of RONALD ARLOTTA, deceased, whose date of death was May 23, 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 representatives' 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,

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**51-2025-CP-001190-CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MICHAEL J. SWANSTON**  
**Deceased.**

The administration of the estate of Michael J. Swanston, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

**Personal Representative:**  
**Barbara Bellet**  
12323 Beagle Rd.  
Hudson, Florida 34667  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
August 8, 15, 202525-01648P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-001359**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ELLEN LOUISE PANGALLO A/KA**  
**ELLEN L. PANGALLO**  
**Deceased.**

The administration of the estate of Ellen Louise Pangallo a/ka Ellen L. Pangallo, deceased, whose date of death was June 20, 2025, 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. 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,

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000980**  
**IN RE: ESTATE OF**  
**VIRGINIA M. GORDON**  
**Deceased.**

The administration of the estate of VIRGINIA M. GORDON, deceased, whose date of death was June 2, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, Florida 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

**Personal Representative:**  
**LYNETTE L. LAPLOW**  
1845 N. 8 Mile Road  
Sanford, Michigan 48657  
Attorney for Personal Representative:  
Jeffrey A. Aman, Esquire  
Attorney  
Florida Bar Number: 437417  
AMAN LAW FIRM  
282 Crystal Grove Boulevard  
Lutz, FL 33548  
Telephone: (813) 265-0004  
Fax: (888) 870-8658  
E-Mail: jeffa@amanlawfirm.com  
Secondary E-Mail:  
service@amanlawfirm  
August 8, 15, 202525-01647P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-001359**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ELLEN LOUISE PANGALLO A/KA**  
**ELLEN L. PANGALLO**  
**Deceased.**

The administration of the estate of Ellen Louise Pangallo a/ka Ellen L. Pangallo, deceased, whose date of death was June 20, 2025, 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. 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,

Q&A

**Who benefits from legal notices?**  
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.  
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

01/08/27 05



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ACTIONS / SALES

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FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF SALE</b></p> <p>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>CASE NO.: 2024-CC-007314</b></p> <p><b>HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.,</b></p> <p><b>Plaintiff v.</b></p> <p><b>RICHARD OHL</b></p> <p><b>Defendants.</b></p> <p>Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above captioned action:, Pasco County Clerk of Court, Nikki Alvarez-Sowles, will sell the property situated in Pasco County, Florida, described as:</p> <p>Lot 6, Block 8, Meadow Pointe III Parcel "U-U", according to the map or plat thereof, recorded in Plat Book 59, Page(s) 144 through 153, of the Public Records of Pasco. County, Florida..</p> <p>at public sale, to the highest and best bidder for cash, at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> at 11:00 a.m., on the 10th day of September, 2025.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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.</p> <p>DATED this 30 day of July 2025.</p> <p>FRISCIA &amp; ROSS, P.A.</p> <p>Brenton J. Ross, Esquire</p> <p>Florida Bar # 12798</p> <p>Primary: <a href="mailto:bross@frpalegal.com">bross@frpalegal.com</a></p> <p>Secondary: <a href="mailto:jclaudio@frpalegal.com">jclaudio@frpalegal.com</a></p> <p>5550 W. Executive Drive, Ste 250</p> <p>Tampa, Florida 33609</p> <p>(813) 286-0888 / (813) 286-0111 (FAX)</p> <p>Attorneys for Plaintiff</p> <p>August 8, 15, 202525-01636P</p>	<p><b>NOTICE OF SALE</b></p> <p>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>CASE NO.: 2024-CC-002088</b></p> <p><b>HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.,</b></p> <p><b>Plaintiff v.</b></p> <p><b>REGINALD GOOSBY, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,</b></p> <p><b>Defendants.</b></p> <p>Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above captioned action:, Pasco County Clerk of Court, Nikki Alvarez-Sowles, will sell the property situated in Pasco County, Florida, described as:</p> <p>Lot 3, Block 13, Meadow Pointe III Parcel "U-U", according to the map or plat thereof, recorded in Plat Book 59, Page(s) 144 through 153, of the Public Records of Pasco County, Florida.</p> <p>at public sale, to the highest and best bidder for cash, at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> at 11:00 a.m., on the 11th day of September, 2025.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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.</p> <p>DATED this 30 day of July 2025.</p> <p>FRISCIA &amp; ROSS, P.A.</p> <p>Brenton J. Ross, Esquire</p> <p>Florida Bar # 12798</p> <p>Primary: <a href="mailto:bross@frpalegal.com">bross@frpalegal.com</a></p> <p>Secondary: <a href="mailto:jclaudio@frpalegal.com">jclaudio@frpalegal.com</a></p> <p>5550 W. Executive Drive, Ste 250</p> <p>Tampa, Florida 33609</p> <p>(813) 286-0888 / (813) 286-0111 (FAX)</p> <p>Attorneys for Plaintiff</p> <p>August 8, 15, 202525-01635P</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.:</b></p> <p><b>2025CC002612CCAXES</b></p> <p><b>DADE CITY MHC OWNER, LLC,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>IGNACHO PENA a/k/a Nacho Pena, SHERRY ANN PENA, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,</b></p> <p><b>Defendants.</b></p> <p>Sherry Ann Pena</p> <p>16731 U.S. Highway 301</p> <p>Lot No. 052</p> <p>Dade City, Florida 33523</p> <p>YOU ARE NOTIFIED that an action has been filed against you with respect to the real property more particularly described as the:</p> <p>16731 U.S. Highway 301</p> <p>Lot No. 052</p> <p>Dade City, Florida 33523</p> <p>and you are required to serve a copy of your written defenses if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, 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 may be entered against you for the relief demanded in the action. DUE ON OR BEFORE 09/08/2025</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS Nichole "Nikki" Alvarez-Sowles, as Clerk of the County Court, and the seal of said Court, at the Court-house at Pasco County, Florida.</p> <p>Dated: August 6, 2025</p> <p>NIKKI ALVAREZ-SOWLES</p> <p>Pasco County Clerk of Court</p> <p>(SEAL)</p> <p>Deputy Clerk: Haley Joyner</p> <p>Brian C. Chase, Esq.,</p> <p>Plaintiff's attorney</p> <p>3902 North Howard Avenue</p> <p>Tampa, Florida 33607</p> <p>Aug. 8, 15, 22, 29, 202525-01662P</p>	<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE No: 2025-CA-001735</b></p> <p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>INDIA RAYCHBLE PEEPLES; et al,</b></p> <p><b>Defendant(s).</b></p> <p>TO: INDIA RAYCHELLE PEEPLES</p> <p>13913 Muriel Ave.</p> <p>Hudson, FL 31667</p> <p>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:</p> <p>LOT 53, HUDSON BEACH ESTATES, REVISED, UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 24., OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alixandra Kalman, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before September 8, 2025.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources Office, 8731 Citizens Drive, Suite 330, New Port Richey FL 34654, (727) 847-8103 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of the said Court on the 5 day of August, 2025.</p> <p>Nikki Alvarez-Sowles</p> <p>Clerk of said Court</p> <p>By: Shawn Craig</p> <p>As Deputy Clerk</p> <p>August 8, 15, 202525-01643P</p>

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<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>Case No.: 24-CA-002975</b></p> <p><b>DKC LENDING LLC, a Florida limited liability company,</b></p> <p><b>Plaintiff, v.</b></p> <p><b>F1 MOTOR TRANSPORT LLC, a Florida limited liability company; GABRIEL DUNCAN; WASHINGTON ELECTRICAL SERVICE, INC., a Florida profit corporation; ENFIN CORP., a foreign profit corporation; ASLLAN ZENELAJ; BURIM SELMANI; and UNKNOWN TENANT IN POSSESSION, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (Count I) dated June 24, 2025, entered in Case No.: 24-CA-002975 of the Circuit Court in and for Pasco County, Florida, wherein F1 Motor Transport, LLC, Florida limited liability company, is the Defendant, will sell to the highest and best bidder for cash, on August 25, 2025 at 11:00 a.m., at the Clerk of the Circuit Court, online at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, the following described real property as set forth in the Final Judgment of Foreclosure: Legal:</p> <p>LOT 1 AND 2, BLOCK B, WATERWAY SHORES, AS PER PLAT THEREOF, RECIRDED</p>	<p>IN PLAT BOOK 7, PAGE 66, OF THE PUBLIC RECIRDS OF PASCO COUNTY, FLORIDA.</p> <p>Together with a 1994 Springer Mobile Home under Identification Numbers N86129A and N86129B.</p> <p>NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>Dated this 4th day of August 2025.</p> <p>/s/ Torrey C. Taylor</p> <p>Torrey C. Taylor</p> <p>Florida Bar No.: 100053</p> <p>Michael J. Labbee</p> <p>Florida Bar No.: 106058</p> <p><a href="mailto:michael@phlfirm.com">michael@phlfirm.com</a></p> <p>PHILLIPS, HAYDEN &amp; LABBEE, LLP</p> <p>150 2nd Avenue North, Suite 1510</p> <p>St. Petersburg, FL 33701</p> <p>Telephone: (727) 300-1399</p> <p>Facsimile: (727) 300-1389</p> <p>Counsel for Plaintiff</p> <p>August 8, 15, 202525-01641P</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF SALE</b></p> <p><b>PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.:</b></p> <p><b>2024CA002938CAAXES</b></p> <p><b>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR RANCH SERIES IV TRUST,</b></p> <p><b>Plaintiff, v.</b></p> <p><b>GLORIA Y. WHITE, et al,</b></p> <p><b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 27, 2025 and entered in Case No. 2024CA002938CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein GLORIA Y. WHITE, et al., are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at <a href="https://www.pasco.realforeclose.com">https://www.pasco.realforeclose.com</a> on September 18, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 41, BLOCK H, NORTHWOOD UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 145-147, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA and commonly known as: 27021 CORAL SPRINGS DRIVE, WESLEY CHAPEL, FL 33544 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>	<p>THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>GHIDOTTI   BERGER LLP</p> <p>Attorneys for Plaintiff</p> <p>10800 Biscayne Blvd., Suite 201</p> <p>Miami, FL 33161</p> <p>Telephone: (305) 501-2808</p> <p>Facsimile: (954) 780-5578</p> <p>By: /s/ Johanni Fernandez-Marmol</p> <p>Jason Duggar, Esq.</p> <p>FL Bar No.: 83813</p> <p>Christophal Hellewell, Esq.</p> <p>FL Bar No.: 114230</p> <p>Anya E. Macias, Esq.</p> <p>FL Bar No.: 0458600</p> <p>Tara Rosenfeld, Esq.</p> <p>FL Bar No.: 59454</p> <p>Johanni Fernandez-Marmol, Esq.</p> <p>FL Bar No.: 1055042</p> <p><a href="mailto:fcpleadings@ghidottiberger.com">fcpleadings@ghidottiberger.com</a></p> <p>August 8, 15, 202525-01638P</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p><b>CASE NO.:</b></p> <p><b>51-2024-CA-002404-CAAX-WS</b></p> <p><b>U.S. BANK NATIONAL ASSOCIATION,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>JUDSON VANWORP, JR.; STARKEY RANCH MASTER PROPERTY OWNER'S ASSOCIATION, INC.; TOWER LINDSEY VANWORP; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> at, 11:00 AM on the 25 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 10, BLOCK 61, STARKEY RANCH VILLAGE 1 PHASES 4A, 4B &amp; 4C, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGES 3 THROUGH 10, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 3236 BARBOUR TRL, ODESSA, FL 33556</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT</p>	<p>THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 25 day of July 2025.</p> <p>By: /s/ Lindsay Maisonet</p> <p>Lindsay Maisonet, Esq.</p> <p>Bar Number: 93156</p> <p>Submitted by:</p> <p>De Cubas &amp; Lewis, P.A.</p> <p>PO Box 5026</p> <p>Fort Lauderdale, FL 33310</p> <p>Telephone: (954) 453-0365</p> <p>Facsimile: (954) 771-6052</p> <p>Toll Free: 1-800-441-2438</p> <p>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</p> <p><a href="mailto:eservice@decubaslewis.com">eservice@decubaslewis.com</a></p> <p>24-02652 / Bidder No: 9180</p> <p>August 8, 15, 202525-01633P</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024-CA-000480</b></p> <p><b>PENNYMAC LOAN SERVICES, LLC,</b></p> <p><b>Plaintiff, v.</b></p> <p><b>KYLE M. KEITH, et al., Defendants.</b></p> <p>NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on September 9, 2025, at 11:00 a.m. ET, via the online auction site at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:</p> <p>Lot 55, Block 7, of Colony Heights, unrecorded plat: The South 70.0 feet of the North 567.44 feet of the East 120.0 feet of the West 720.0 feet of the NW 1/4 of the NW 1/4 of Section 12, Township 26 South, Range 21 East, Pasco County, Florida.</p> <p>Property Address: 5900 Beech Street, Zephyrhills, FL 33542</p> <p>pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p>	<p>before the clerk reports the surplus as unclaimed.</p> <p>If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 30th day of July, 2025.</p> <p>TIFFANY &amp; BOSCO, P.A.</p> <p>/s/ Kathryn I. Kasper, Esq.</p> <p>Anthony R. Smith, Esq. FL Bar #157147</p> <p>Kathryn I. Kasper, Esq. FL Bar #621188</p> <p>Attorneys for Plaintiff</p> <p>OF COUNSEL:</p> <p>Tiffany &amp; Bosco, P.A.</p> <p>1201 S. Orlando Ave,</p> <p>Suite 430</p> <p>Winter Park, FL 32789</p> <p>Telephone: (205) 930-5200</p> <p>Facsimile: (407) 712-9201</p> <p>August 8, 15, 202525-01642P</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION</p> <p><b>Case No. 51-2024-CA-002474</b></p> <p><b>Division ES</b></p> <p><b>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>KIMBERLY A GEORGE, HERSCHEL A GEORGE , MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants.</b></p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 1, 2025, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:</p> <p>LOT 11, BLOCK 45, MEADOW POINTE IV PARCEL"J", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 87, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>and commonly known as: 4151 EDEN-ROCK PLACE, WESLEY CHAPEL, FL 33543; including the building, appurtenances, and fixtures located therein, at public sale, to the high-</p>	<p>est and best bidder, for cash, online at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, on September 15, 2025 at 11:00 A.M..</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs 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.</p> <p>Dated: August 5, 2025</p> <p>By:/s/ Ryan Paul Sutton</p> <p>Ryan Paul Sutton</p> <p>Attorney for Plaintiff</p> <p>Invoice to: Jennifer M. Scott</p> <p>(813) 229-0900 x</p> <p>Kass Shuler, P.A.</p> <p>1604 N. Marion St.</p> <p>Tampa, FL 33602</p> <p><a href="mailto:ForeclosureService@kasslaw.com">ForeclosureService@kasslaw.com</a></p> <p>246300/2426542/wll</p> <p>August 8, 15, 202525-01639P</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p><b>CASE NO.:</b></p> <p><b>51-2024-CA-002379-CAAX-WS</b></p> <p><b>PENNYMAC LOAN SERVICES, LLC,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>KATHERINE LIBERTY MAGRIPLIS; MAGNOLIA VALLEY CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF KATHERINE LIBERTY MAGRIPLIS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> at, 11:00 AM on the 25 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 2, BLOCK 26, MAGNOLIA VALLEY UNIT 6-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 12,13, AND 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 7619 SUMMERTREE LN, NEW PORT RICHEY, FL 34653</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS</p>	<p>AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 25 day of July 2025.</p> <p>By: /s/ Lindsay Maisonet</p> <p>Lindsay Maisonet, Esq.</p> <p>Bar Number: 93156</p> <p>Submitted by:</p> <p>De Cubas &amp; Lewis, P.A.</p> <p>PO Box 5026</p> <p>Fort Lauderdale, FL 33310</p> <p>Telephone: (954) 453-0365</p> <p>Facsimile: (954) 771-6052</p> <p>Toll Free: 1-800-441-2438</p> <p>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</p> <p><a href="mailto:eservice@decubaslewis.com">eservice@decubaslewis.com</a></p> <p>24-02584 / Bidder No: 9180</p> <p>August 8, 15, 202525-01634P</p>



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ACTIONS / SALES

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FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 2025CA000853CAAXWS</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM7 TRUST Plaintiff(s), vs. RAD DIVERSIFIED REIT INC; BRANDON MENDENHALL; HUNTER'S RIDGE HOMEOWNER'S ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).</b> TO: BRANDON MENDENHALL LAST KNOWN ADDRESS: 9833 HERMOSILLO DRIVE, NEW PORT RICHEY, FL 34655 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:</p> <p>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO WIT: LOT 194, HUNTER'S RIDGE UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 84, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING THAT PARCEL OF LAND CONVEYED TO RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION FROM BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY THAT DEED DATED 2/11/2022 AND RECORDED 2/18/2022 IN OFFICIAL RECORDS DEED BOOK 10554, PAGE 3042 OF THE PUBLIC RECORDS OF PASCO COUNTY, FL PROPERTY ADDRESS: 9833 HERMOSILLO DR, NEW PORT RICHEY, FL 34655 TAX ID: 12-26-16-0130-00000-1940 NOTE: THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICA-</p>		
<p>TION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED. Property address: 9833 Hermosillo Drive, New Port Richey, FL 34655 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. Due on or before September 8th, 2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 6th day of August, 2025. Nikki Alvarez-Sowles, Esq. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Shakira Ramirez Pagan Deputy Clerk</p> <p>Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-006726-6 August 8, 15, 2025 25-01669P</p>		

FIRST INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA000308CAAXWS</b> <b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED CERTIFICATE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST SERIES 2006-FF7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF7, Plaintiff, vs. JOHN PERRY, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 29, 2025, and entered in 2025CA000308CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED CERTIFICATE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST SERIES 2006-FF7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF7 is the Plaintiff and JOHN PERRY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PNC BANK, N.A. AS SUCCESSOR TO FIRST FRANKLIN, A DIVISION OF NATIONAL CITY BANK OF INDIANA, N.A. 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 August 27, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1081, THE LAKES UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED ON PLAT BOOK 20, PAGE 129 AND 130, OF THE</p>		
<p>PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8428 PAXTON DR, PORT RICHEY, FL 34668 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 5th day of August, 2025 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-176990 - RaO August 8, 15, 2025 25-01646P</p>		

FIRST INSERTION		
<p><b>NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT</b> The Board of Supervisors of the Wiregrass II Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday August 22, 2025 at 11:30 a.m. at the offices of Rizzetta &amp; Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The Audit Committee will review proposals, discuss and recommend an auditor to provide audit services to the District. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone. Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid in contacting the District Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Sean Craft District Manager Run Date: August 8, 2025 August 8, 2025 25-01667P</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO, FLORIDA. <b>CASE No. 2025CA001093CAAXWS</b> <b>LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAKIE HOSKINS AKA JAKE HOSKINS, DECEASED, et al., Defendants</b> TO: UNKNOWN SPOUSE, HEIRS, nEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREnITORS, TRUSTEES ANn ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNnER OR AGAINST THE ESTATE OF JAKIE HOSKINS AKA JAKE HOSKINS, DECEASEn 1348 JENNINGS DRIVE HOLIDAY, FL 34690 RIVER MARIE ROSE 5191 SW 178 TERRAC,E DUNNELLON, FL 34432 1301 W BATTLES RD, APT 219, SANTA MARIA, CA 93458 UNKNOWN SPOUSE OF RIVER MARIE ROSE 5191 SW 178 TERRACE, DUNNELLON , FL 34432 1301 W BATTLES RD, APT 219, SANTA MARIA, CA 93458 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pasco County, Florida: LOT 8, MIDWAY ACRES UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED</p>		
<p>IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 7, PAGE 22. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 02/24/2025 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. IMPORTANT In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System. WITNESS MY HAND AND SEAL OF SAID COURT on this August 6, 2025. Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller (SEAL) Deputy Clerk: Shakira Ramirez Pagan Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (25-000474-01) August 8, 15, 2025 25-01671P</p>		

FIRST INSERTION		
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 2024-CA-2969</b> <b>DKC LENDING LLC, a Florida limited liability company, Plaintiff, v. FI MOTOR TRANSPORT, LLC, a Florida limited liability company; GOOD FLOOR LOANS LLC, a Texas limited liability company; ASLLAN ZENELAJ; BURIM SELMANI; DANIJELA TOPALOVIC; and UNKNOWN TENANT IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (Count I) dated July 14, 2025, entered in Case No.: 24-CA-002969 of the Circuit Court in and for Pasco County, Florida, wherein FI Motor Transport, LLC, Florida limited liability company, is the Defendant, will sell to the highest and best bidder for cash, on September 15, 2025 at 11:00 a.m., at the Clerk of the Circuit Court, online at www.pasco.realforeclose.com, the following described real property as set forth in the Final Judgment of Foreclosure: Legal: The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 26 South, Range 21 East, PASCO County, Florida, Subject to an easement for ingress and egress over and across the East 15 feet thereof. AND The North 67 feet of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 26 South, Range 21 East, PASCO County, Florida, Subject to an easement for ingress and egress over and across the East 15 feet thereof. DATED this 5th day of August 2025. /s/ Torrey C. Taylor Torrey C. Taylor Florida Bar No.: 100053 Michael J. Labbee Florida Bar No.: 106058 michael@phlfirm.com PHILLIPS, HAYDEN &amp; LABBEE, LLP 150 2nd Avenue North, Suite 1510 St. Petersburg, FL 33701 Telephone: (727) 300-1399 Facsimile: (727) 300-1389 Counsel for Plaintiff August 8, 15, 2025 25-01645P</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA001413CAAXWS</b> <b>FBC MORTGAGE, LLC, Plaintiff, vs. AARON JASON HUNSBERGER, et al., Defendant.</b> To: AARON JASON HUNSBERGER 16245 VINE CLIFF AVENUE, HUDSON, FL 34667 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 56, OF SUMMER CHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 103, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 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 and file the original with the Clerk of the above - styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. Due on or before September 8th, 2025</p>		
<p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 6th day of August, 2025. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) By Shakira Ramirez Pagan 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 25-11659FL August 8, 15, 2025 25-01663P</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY <b>CASE NO.: 2025CA001331CAAXES</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-6, Plaintiff, vs. KIMBERLEY ANNE COLVIG; et al, Defendant(s).</b> To: UNKNOWN SPOUSE OF KIMBERLEY ANNE COLVIG (Last Known Address: 32101 Summerglade Dr, Wesley Chapel, FL 33545) UNKNOWN TENANT #1 (Last Known Address: 32101 Summerglade Dr, Wesley Chapel, FL 33545) UNKNOWN TENANT #2 (Last Known Address: 32101 Summerglade Dr, Wesley Chapel, FL 33545) YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 27, BLOCK 15, OF WATERGRASS PARCEL "B-1", "B-2", "B-3", AND "B-4", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 94 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 32101 SUMMERGLADE DR, WESLEY CHAPEL, FL 33545 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti   Berg-</p>		
<p>er LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 09/08/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer 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. This notice is provided pursuant to Administrative Order No. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 24 day of June, 2025. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) Deputy Clerk: Haley Joyner August 8, 15, 2025 25-01637P</p>		

FIRST INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2024CA001864CAAXES</b> <b>NATIONSTAR MORTGAGE LLC, Plaintiff, VS. ELISA HOLLY LEVETON, et al., Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 21, 2025 in Civil Case No. 2024CA001864CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Elisa Holly Leveton, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 269, in Block 14, of MIRADA ACTIVE ADULT PHASE IE, according to the Plat thereof, as recorded in Plat Book 86, Page 1, Public Records of Pasco County, Florida. Any person claiming an interest in the</p>		
<p>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. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10096FL August 8, 15, 2025 25-01644P</p>		



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# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice











## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law







### Types Of Public Notices






#### Citizen Participation Notices

-  Government Meetings and Hearings
-  Land and Water Use
-  Meeting Minutes or Summaries
-  Creation of Special Tax Districts
-  Agency Proposals
-  School District Reports
-  Proposed Budgets and Tax Rates
-  Zoning, Annexation and Land Use Changes

#### Commercial Notices

-  Unclaimed Property, Banks or Governments
-  Delinquent Tax Lists, Tax Deed Sales
-  Government Property Sales
-  Permit and License Applications

#### Court Notices

-  Mortgage Foreclosures
-  Name Changes
-  Probate Rulings
-  Divorces and Adoptions
-  Orders to Appear in Court

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SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC NOTICES ---

SECOND INSERTION

NOTICE OF ACTION

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

2023DP000101DPAXWS-26

In the Interest of: S.F., DOB: 07/08/2024

A Minor Child.

TO: Ricky Florez

Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of S.F., a female child, born on July 8, 2024, in Pinellas County, State of Florida, as Ricky Florez and commitment of S.F. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 September 30, 2025, 2025, at 2:00 pm EST.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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) 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.

(SEAL)

BRUCE BARTLETT, State Attorney  
Sixth Judicial Circuit of Florida  
By: /s/ Jennifer Smith  
Assistant State Attorney  
Bar No. 85418  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 847-8158  
Representing the FL Department  
WITNESS my hand as a Clerk of said court and the Seal thereof, this 23rd day of July, 2025.  
Office of Nikki Alvarez-Sowles, Esquire  
CLERK AND COMPTROLLER  
By:  
Deputy Clerk  
August 1, 8, 15, 22, 2025 25-01574P

SECOND INSERTION

WOODCREEK 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 Woodcreek Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	August 22, 2025
TIME:	12:30 PM
LOCATION:	Avalon Park West Amenity Center 5060 River Glen Boulevard Wesley Chapel, Florida 33545

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 that 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, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://woodcreekcdd.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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	
August 1, 8, 2025	25-01594P

SECOND INSERTION

NOTICE OF ACTION

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

2023DP000134DPAXWS-26

In the Interest of: B.C., DOB: 06/08/2022

B.C., DOB: 06/16/2018

Minor Children.

TO: Rayburn Croy

Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of B.C., a female child, born on June 8, 2022, in Union County, State of Tennessee, and B.C., a male child, born on June 16, 2018, in Buncombe County, State of North Carolina as Rayburn Croy and commitment of B.C., and B.C. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 August 27, 2025, 2025, at 9:30 am EST.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE

COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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) 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.

(SEAL)

BRUCE BARTLETT, State Attorney  
Sixth Judicial Circuit of Florida  
By: /s/ Daniel Bohannon  
Assistant State Attorney  
Bar No. 1054433  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 847-8158  
Representing the FL Department  
WITNESS my hand as a Clerk of said court and the Seal thereof, this 24th day of July, 2025.  
Office of Nikki Alvarez-Sowles, Esquire  
CLERK AND COMPTROLLER  
By:  
Deputy Clerk  
August 1, 8, 15, 22, 2025 25-01575P

SECOND INSERTION

NOTICE OF ACTION

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

2024DP000080DPAXWS-26

In the Interest of: S.W., DOB: 02/13/2015

A Minor Child.

TO: Crystal Marie Hughes

Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of S.W., a female child, born on February 13, 2015, in Pasco County, State of Florida, as Crystal Marie Hughes and commitment of S.W. to the Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 September 25, 2025, 2025, at 9:30 am EST.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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) 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.

(SEAL)

BRUCE BARTLETT, State Attorney  
Sixth Judicial Circuit of Florida  
By: /s/ Jennifer Smith  
Assistant State Attorney  
Bar No. 85418  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 847-8158  
Representing the FL Department  
WITNESS my hand as a Clerk of said court and the Seal thereof, this 29 day of July, 2025.  
Office of Nikki Alvarez-Sowles, Esquire  
CLERK AND COMPTROLLER  
By:  
Deputy Clerk  
August 1, 8, 15, 22, 2025 25-01610P

SECOND INSERTION

SUMMERSTONE 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 Summer stone Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	August 22, 2025
TIME:	10:00 AM
LOCATION:	Avalon Park West Amenity Center 5060 River Glen Boulevard Wesley Chapel, Florida 33545

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 that 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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://summerstonecdd.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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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	
August 1, 8, 2025	25-01593P

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the New River Community Development District

The Board of Supervisors (the "Board") of the New River Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 25, 2025, at 5:30 p.m. at the New River Amenity Center, located at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545.

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 at [www.newrivercdd.com](http://www.newrivercdd.com), or may be obtained by contacting the District Manager's office via email at [mark.vega@inframark.com](mailto:mark.vega@inframark.com) or via phone at (813) 991-1140.

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.

Mark Vega	
District Manager	
August 1, 8, 2025	25-01598P

IV20906\_V11

SAVE TIME

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--- ESTATE ---

SECOND 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-001279

IN RE: ESTATE OF EUGENE L. HOCKEMEIER

Deceased.

The administration of the estate of Eugene L. Hockemeier, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:

Eileen Holihan

8545 Cardell Drive

New Port Richey, Florida 34654

Attorney for Personal Representative:

David A. Hook, Esq.

E-mail Address:

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

August 1, 8, 2025 25-01569P

SECOND INSERTION

NOTICE TO CREDITORS

FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 51-2025-CP-1307-W5

IN RE: ESTATE OF VAUGHN ALEX ROGERS

a/k/a VAUGHN A. ROGERS

a/k/a VAUGHN ROGERS

Deceased.

The administration of the estate of Vaughn Alex Rogers a/k/a Vaughn A. Rogers a/k/a Vaughn Rogers, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:

Cynthia Skipper

15368 Snow Memorial Highway

Brooksville, Florida 34601

Attorney for Personal Representative:

Ryan A. Doddridge, Esq.

Attorney

Florida Bar Number: 74728

WILLIAMS & DODDRIDGE PA

6337 Grand Boulevard

New Port Richey, Florida 34652

Telephone: (727) 846-8500

Fax: (727) 848-2814

E-Mail: [ryan@flprobatetrustlaw.com](mailto:ryan@flprobatetrustlaw.com)

Secondary E-Mail:

[stacey@flprobatetrustlaw.com](mailto:stacey@flprobatetrustlaw.com)

August 1, 8, 2025 25-01607P

Q&A

Who benefits from legal notices?

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

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

IV18237\_V13



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PUBLIC SALES---

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SECOND INSERTION

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESMENT ROLL, AND THE LEVY, COLLECTION, 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 Wiregrass Community Development District (“District”) will hold the following three public hearings and a regular meeting:

DATE: August 22, 2025

TIME: 11:00 a.m.

LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

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 2025/2026”). The second public hearing is being held pursuant to Chapters 170, 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 general administrative, operations, and maintenance portion of the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The third public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of irrigation special assessments (“Irrigation Assessments,” and together with the O&M Assessments, the “FY 26 Assessments”) upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation 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 the FY 26 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:

Land Use	Total # of Units / Acres	Equivalent Unit Factor <sup>1</sup>	Assessment	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted- Non-Residential				
Retail - Audi	60	1.15		\$339.56
Hotel- Fairfield Inn	92	0.60		\$177.17
Light Industrial- Morningstar	100	0.85		\$250.98
Retail - Culvers	4.44	1.15		\$339.56
Retail – Kiddie Academy	10	1.15		\$339.56
Hospital-NTBH	123	0.60		\$176.02
Retail- 7-11	4.48	1.15		\$339.56
Retail- Cooper's Hawk	10.52	1.15		\$339.56
Retail – Parcel M14B	7.57	1.15		\$339.56
Office – Florida Cancer	56.56	0.85		\$250.98
Retail-Daybreak Market	4.87	1.15		\$339.56
Residential				
Apartments -BH	100	0.25		\$73.82
Apartments -Altis	392	0.25		\$73.82
Arbors				
TH- Parcel M21	160	0.60		\$176.02
SF 30-40 M21	23	1.00		\$295.27
SF 41-50 M21	1	1.00		\$295.27
SF 51-60 M21	1	1.00		\$295.27
SF 61-70 M21	3	1.00		\$295.27
SF 71-80 M21	1	1.00		\$295.27
Windemere				
TH (Active)	220	0.60		\$176.02
Ridge				
SF 30-40	14	1.00		\$295.27
SF 41-50	163	1.00		\$295.27
SF 51-60	194	1.00		\$295.27
SF 61-70	47	1.00		\$295.27
SF 71-80	85	1.00		\$295.27
SF 71-80 Plus	61	1.00		\$295.27
Persimmon Park				
SF-Parcel M21(PP)-30-40	160	1.00		\$295.27
SF-Parcel M21(PP)-41-50	152	1.00		\$295.27
SF-Parcel M21(PP)-51-60	18	1.00		\$295.27
UNPLATTED				
TH(Persimmon Park-Phase3)	75	0.60		\$176.02
SF(Persimmon Park-Phase 3)	37	1.00		\$295.27

The District imposes Irrigation Assessments on benefitted property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	Irrigation Factor	Proposed Irrigation Assessment collection costs / early payment discounts)
Platted-Non-Residential			
Retail - Audi	60k sq. ft.	Commercial	\$92.50
Hotel- Fairfield Inn	92 rooms	Commercial	\$46.40
Light Industrial- Morningstar	100k sq. ft.	Commercial	\$37.65
Retail - Culvers	4.443K sq. ft.	Commercial	\$567.58
Retail – Kiddie Academy	10k sq. ft.	Commercial	\$232.18
Hospital-NTBH	123 beds	Commercial	\$58.62
Retail- 7-11	4.48k sq. ft.	Commercial	\$454.33
Retail-Cooper's Hawk	10.522k sq. ft.	Commercial	\$614.97
Retail-Parcel M14B	7.57k sq. ft.	Commercial	\$357.45
Office- FL Cancer Specialists	56.56k sq. ft	Commercial	\$126.78
Retail-Daybreak Market	4.87k sq. ft.	Commercial	\$770.21
Retail-BayPaws	15.00 sq. ft.	Commercial	\$254.35
Residential			
Apartments -BH	100 lots	Apts/Condos	\$64.24
Apartments -Altis	392 lots	Apts/Condos	\$63.90
Arbors			
TH- Parcel M21	160 units	TH	\$390.49
SF 30-40 M21	23 lots	30-40	\$552.60
SF 41-50 M21	1 lots	41-50	\$594.47
SF 51-60 M21	1 lots	51-60	\$636.21
SF 61-70 M21	3 lots	61-70	\$677.96
SF 71-80 M21	1 lots	71-80	\$719.83
Windemere			
TH (Active)	220 units	TH	\$307.92
Ridge			
SF 30-40	14 lots	30-40	\$516.34
SF 41-50	163 lots	41-50	\$558.21
SF 51-60	194 lots	51-60	\$599.96
SF 61-70	47 lots	61-70	\$641.70
SF 71-80	85 lots	71-80	\$683.58
SF 71-80 Plus	61 lots	80+	\$727.62
Persimmon Park			
SF-Parcel M21(PP)-30-40	160 lots	30-40	\$491.96
SF-Parcel M21(PP)-41-50	152 lots	41-50	\$533.83
SF-Parcel M21(PP)-51-60	18 lots	51-60	\$575.58
UNPLATTED			
TH (Persimmon Park-Phase 3)	0		\$0
SF (Persimmon Park-Phase 3)	0		\$0

The proposed FY 26 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 such 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.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the FY 26 Assessments imposed on certain developed property and will directly collect the FY 26 Assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 (“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 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.

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



August 1, 8, 2025

25-01592P

SECOND INSERTION

Notice Of Public Sale

The following personal property of: William Kyle Parks will on August 19, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1973 MANA Mobile Home, VIN 0639989697D, TITLE 11489890

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, August 1, 8, 2025

25-01599P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/15/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 CHMP mobile home bearing vehicle identification number 0449660255 and all personal items located inside the mobile home. Last Tenant: Charles Howard Campbell. Sale to be held at: Wood Dale Mobile Home Park, 37945 Bentley Drive, Zephyrhills, FL 33542 (Telephone: 813-782-6213).

August 1, 8, 202525-01576P

PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business Observer

4178628.VTP











--- ACTIONS / SALES ---

SECOND INSERTION		
<p><b>NOTICE AND ORDER TO SHOW CAUSE WHY SAID BONDS SHOULD NOT BE VALIDATED AND CONFIRMED</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025-CA-002106</b></p> <p><b>BOND VALIDATION</b></p> <p><b>ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS</b></p> <p><b>ACACIA FIELDS 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,</b></p> <p><b>Defendants.</b></p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>The Acacia Fields Community Development District (the "District") having filed its Complaint for Validation of a not to exceed principal amount of \$56,500,000 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</p>		
<p>of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE,</p> <p>IT IS ORDERED that all taxpayers, property owners, and citizens of 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, September 8, 2025, at 10:00 a.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. The hearing can be accessed via the information provided by the court;</p> <p>1. The hearing will be held via Zoom video conference. No account is necessary on Zoom to participate, and the parties may participate by going to <a href="http://www.zoom.us/">http://www.zoom.us/</a> and clicking the link to "Join a Meeting" at the scheduled date/time set forth above by using the following meeting ID: 991 7637 1120 and password: 829931. Persons participating in the Zoom hearing without a computer having audio and visual capabilities may appear telephonically for the Zoom hearing by calling +1 (786) 635-1003 or +1 (267) 831-0333 and using the same meeting ID with the password.</p> <p>2. Participants should adhere to the following guidelines for Zoom hearings:</p> <p>A. This is not a meeting. This is a court hearing. Dress and behave as if you were attending court in person. Pay attention to the time, as there are likely other hearings following yours and the hearing will need to conclude on time.</p> <p>B. At the start of the hearing all participants will be in a virtual waiting room, and the parties, counsel, and any court reporter, will be admitted in the</p>		
<p>virtual hearing by the presiding judge upon the start of the hearing.</p> <p>C. Please "rename" yourself on Zoom to show your actual name, so you can be readily identified by others for your hearing.</p> <p>D. Any witnesses will be left in the waiting room until such time as they are "called" to testify, at which point they will be admitted to the virtual hearing room.</p> <p>E. If at any point in a hearing an attorney needs to confer with his/her client separately, they may advise the Court and the presiding judge (if appropriate) will open a "breakout room" and assign the attorney and party to the breakout room for them to have their conversation outside of the presence of the Court and other participants. Similarly, if counsel for all parties need/want to speak together with the Judge without the parties present, they may make such a request and (if appropriate) the Court will open a "breakout room" for that conversation to occur, akin to how counsel may meet with a Judge in chambers prior to a traditional in-person hearing.</p> <p>F. The same rules which apply to a hearing in person before the Court, also apply to a video hearing through Zoom.</p> <p>G. No minor children are permitted to attend, or be present in the room where any participant is attending, the virtual hearing via Zoom. Persons with minor children of the action in the same building where the participant is appearing should take all reasonable steps to insure the minor children are not exposed to the proceedings. Participants may wish to use earbuds or headphones to assist in shielding the children from the litigation.</p> <p>H. When speaking, remember to look directly at the webcam, not at the screen.</p> <p>I. Position the camera at your eye level or slightly above eye level, and be mindful of what is behind you as everyone participating in the hearing will be able to see.</p> <p>J. Check the lighting. Light from a window behind you might blind the camera, making you look dark. Light above you in the center of a room might also cast shadows. Ideally, position a lamp, or sit facing a window, where light is directly on your face.</p> <p>K. Participants should speak one at a time and pause prior to speaking in</p>		
<p>case there is any audio/video lag for any other participant(s).</p> <p>L. Participants are required to mute themselves when not speaking in order to avoid any potential background noise.</p> <p>M. It is the responsibility of counsel, prior to the scheduled hearing, to insure not only the attorney, but the attorney's client(s) and any witness(es) for their client: (1) have access to Zoom; (2) have access to the exhibits for which they will be testifying; and (3) are familiar with the use of Zoom.</p> <p>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, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.</p> <p>DONE AND ORDERED in Pasco County, Florida this __ day of ____, 2025.</p> <p>Electronically Conformed 7/18/2025</p> <p>The Honorable Alicia Polk</p> <p>Circuit Court Judge</p>		
<p>Copies furnished to:</p> <p>Kathryn C. Hopkinson</p> <p>Straley Robin Vericker</p> <p>Via email: <a href="mailto:khopkinson@srvlegal.com">khopkinson@srvlegal.com</a>, <a href="mailto:a.delamora@srvlegal.com">a.delamora@srvlegal.com</a></p> <p>Elaine Babarz, Esquire Assistant State Attorney</p> <p>Via email: <a href="mailto:elainebabiarz@flsa6.gov">elainebabiarz@flsa6.gov</a></p> <p>Requests for Accommodations by Persons with Disabilities: ADA: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>August 1, 8, 2025 25-01567P</p>		

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p><b>CASE NO. 2024CA000983CAAXES</b></p> <p><b>CARRINGTON MORTGAGE SERVICES LLC,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATHLEEN WEINKE, DECEASED, et al.</b></p> <p><b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in 2024CA000983CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff</p>		
<p>and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATHLEEN WEINKE, DECEASED; THE UNITED STATES OF AMERICA ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; LONGLEAF HOMEOWNER'S ASSOCIATION, INC.; LAWRENCE JAMES SMITH 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on August 19, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 6, MEADOW POINTE, PARCEL 12, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 90 THROUGH 94, INCLUSIVE,</p>		
<p>OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 1910 SASSAFRAS DR, WESLEY CHAPEL, FL 33543</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon</p>		
<p>receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 30 day of July, 2025</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a></p> <p>By: \S\Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a></p> <p>24-186573 - NaC</p> <p>August 1, 8, 2025 25-01615P</p>		

FOURTH INSERTION		
<p><b>NOTICE OF ACTION FOR PUBLICATION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO:</b></p> <p><b>2024DR006353DRAXWS</b></p> <p><b>IN RE: THE MATTER OF: EMANUEL JORDAN HOLMES, Petitioner/Father, and KATRINA ASHLEY TRAUTSCHOLD,</b></p>		
<p><b>Respondent/Mother.</b></p> <p>TO: KATRINA ASHLEY TRAUTSCHOLD</p> <p>Last known Address: Katrina Ashley Trautschold 7351 Highwater Drive #S7 New Port Richey, Florida 34655</p> <p>YOU ARE NOTIFIED that an action for Petition for Determination of Paternity and Establishment of a Parenting Plan, Timesharing Schedule, Child Support and Other Related Relief, has been filed against you. You are required to serve a copy of your written defenses,</p>		
<p>if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before AUGUST 18, 2025 and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.</p> <p>WARNING: Rule 12.285, Florida</p>		
<p>Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>DATED This July 11, 2025</p> <p>CLERK OF THE CIRCUIT COURT (SEAL) By: Nikki Alvarez-Sowles</p> <p>Pasco County Clerk &amp; Comptroller</p> <p>2024DR006353DRAXWS</p> <p>7-11-2025 02:57 PM</p> <p>Deputy Clerk: Jordin Bauer</p> <p>July 18, 25; August 1, 8, 2025 25-01472P</p>		

SECOND INSERTION

NOTICE OF ACTION FOR  
TERMINATION OF PARENTAL  
RIGHTS AND ADOPTION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
Case No.: 2024DR002036DRAXES  
Division: FAMILY LAW  
IN RE: THE ADOPTION OF:  
CHRISTIAN RICHARD ALLEN  
DEES.  
TO: DAWN ROCHELL DEES  
YOU ARE NOTIFIED that a Petition for Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MELODY LYNN VINAS C/O DAVID R. McCALLISTER, Attorney at Law, whose address is 13742 17th St., Dade City, FL 33525, on or before 5-5-2025 and file the original with the clerk of this Court at 38053 live Oak Avenue Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.  
The minor child(ren) are identified as follows:  

Date of Birth	Place of Birth
09/08/2013	Florida Hospital Zephyrhills, Pasco County, Florida

  
Physical Description of Respondent:  

Age: 42	
Race: white	
Hair Color: unknown	
Eye Color: unknown	

Approximate Height: unknown  
Approximate Weight: unknown  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.  
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.  
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) 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 3-31-2025  
(SEAL)  
CLERK OF THE CIRCUIT COURT  
By: /s/ Rita Meyer  
Deputy Clerk  
August 1, 8, 15, 22, 2025 25-01573P

FOURTH INSERTION		
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.:</b></p> <p><b>2025DR000728DRAXES</b></p> <p><b>IN RE: THE MARRIAGE OF EDISLIDA RUIZ CASTILLO,</b></p> <p><b>Petitioner, v.</b></p> <p><b>ALCIDES JOSE PEREZ AMARO, Respondent.</b></p> <p>Full Name: Alcides J. Perez Amaro</p> <p>Last Known Address: Ud 2. Zona A. Terraza 35. Casa#5. Parroquia Caricuao. Municipio Bolivariano Libertador. Distrito Capital. Caracas Venezuela</p> <p>Date of Birth: 07/07/1973</p> <p>YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EDISLIDA RUIZ CASTILLO, whose address is 30337 Princess Bay Dr, Wesley Chapel, FL 33545, on or before 8-20-2025 and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter.</p> <p>If you fail to do so, a default may be</p>		
<p>entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: NONE</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may re-view these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 7-15-2025</p> <p>PASCO COUNTY CLERK OF THE CIRCUIT COURT</p> <p>By: Rita Meyer Deputy Clerk</p> <p>Jul. 18, 25; Aug. 1, 8, 2025 25-01489P</p>		

FOURTH INSERTION		
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p><b>CASE NO.:</b></p> <p><b>2024CA000478CAAXWS</b></p> <p><b>ELIZABETH MARIE MILLER, Plaintiff, vs.</b></p> <p><b>LENORE M. KEOUGH, f/k/a LENORE M. HUFF, et alia, Defendant(s),</b></p> <p>TO: Doris L. Keough</p> <p>3537 Tiki Drive</p> <p>Holiday, Florida 34691</p> <p>YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, for a partition in connection with the below property:</p> <p>Unit 110, Tiki Villate Mobile Home Park Condominium as described in the Declaration of Condominium dated June 15th, 1977, in Official Records Book 989, Pages 1781 through 1834 of the Public Records of Pasco County, Florida.</p> <p>Together with 1974 Cadi Mobile Home, I.D. #: 4230TA &amp; 4230TB, Florida Title#: 10567046 and 10567047, located thereon.</p> <p>Street Address: 3537 Tiki Drive, Holiday, FL 34691</p> <p>Parcel ID: 25-26-0080-00000-2200 (hereinafter the "Property")</p> <p>you are required to serve a copy of your written defenses to it, if any, to:</p> <p>TWIG, TRADE, &amp; TRIBUNAL, PLLC</p> <p>c/o Terra L. Sickler, Esq.</p> <p>1512 E. Broward Blvd. Suite 204A</p> <p>Fort Lauderdale, FL 33301</p> <p>on or before AUGUST 18TH, 2025,</p>		
<p>and file the original with the Clerk of this Court, at the Pasco County Clerk of Court and Comptroller, 8731 Citizen Drive, New Port Richey, FL 34654, either before service on Defendant's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. 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.</p> <p>WITNESS my hand and Seal of this Court on July 11, 2025.</p> <p>PASCO COUNTY CLERK OF COURT,</p> <p>NIKKI ALVAREZ-SOWLES</p> <p>Clerk of Courts and Comptroller (SEAL) Nikki Alvarez-Sowles</p> <p>Pasco County Clerk &amp; Comptroller</p> <p>2024CA000478CAAXWS 7-4-2025</p> <p>05:02 PM</p> <p>Deputy Clerk: Haley Joyner</p> <p>July 18, 25; August 1, 8, 2025 25-01474P</p>		

SAVE



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