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TAX DEEDS

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FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000124TDAXXX</b>
NOTICE IS HEREBY GIVEN, That FIG 20 LLC, 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 #: 2102663 Year of Issuance: 06/01/2022 Description of Property: 02-26-19-0010-00100-0230 ANGUS VALLEY UNIT 2 UN-REC LOTS 123 & 124 COM SW COR SEC TH N00DG 30' 00"E 2000.34 FT FOR POB TH CONT N00DG 30' 00"E 200.00 FT TH N89DG 49' 48"E 230.02 FT TH S00DG 30' 00"W 200.00 FT TH S89DG 49' 48"W 230.02 FT TO POB OR 1413 PG 295 Name(s) in which assessed: JUDY K GUTHRIE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01686P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000125TDAXXX</b>
NOTICE IS HEREBY GIVEN, That FIG 20 LLC, 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 #: 2103227 Year of Issuance: 06/01/2022 Description of Property: 05-24-18-0010-00000-5760 LEISURE HILLS UNREC PLAT TRACT 576 DESC AS FOLL:NORTH 1/2 OF NE1/4 OF SE1/4 OF NE1/4 OF NW1/4 LESS NORTH 25 FT & LESS WEST 25 FT THEREOF FOR ROAD OR 6247 PG 1241 OR 9249 PG 2383 Name(s) in which assessed: WILLIAM D JOHNSTON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01687P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000120TDAXXX</b>
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, 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 #: 2103022 Year of Issuance: 06/01/2022 Description of Property: 19-26-19-0550-00000-4750 GROVE SHORE ADDITION TO LAKE PADGETT ESTATES UN-REC LOT 475 DESC AS COM 834.67 FT SOUTH & 3439.39 FT EAST OF SE COR OF LOT 49 OF LAKE PADGETT ESTATES PB 8 PG 117 TH WITH CHD-BRG N22DEG 50'55"W 114.81 FT TH N00DEG 48'45"W 35.00 FT TH N89DEG 11'15"E 160.00 FT TO WATERS OF CANAL TH SELY ALG WATER TO POINT N45DEG 06'53"E 173.00 FT TH S45DEG 06'53"W 173.00 FT TO POB OR 8545 PG 3300 Name(s) in which assessed: DAVID MICHAEL BARNARD H C BARNARD III R M BARNARD HENRY CLAY BARNARD III RACHEL MICHELE BARNARD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01684P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000117TDAXXX</b>
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, 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 #: 2105903 Year of Issuance: 06/01/2022 Description of Property: 33-24-16-0140-00000-1660 PLEASURE ISLES 3RD ADDITION PB 8 PG 28 LOTS 166 & 167 Name(s) in which assessed: DAVID R LORENTSEN JR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01682P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000114TDAXXX</b>
NOTICE IS HEREBY GIVEN, That JACQUELINE BROWN, 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 #: 2103138 Year of Issuance: 06/01/2022 Description of Property: 36-26-19-0090-00A00-0320 NORTHWOOD UNIT 4A-1 PB 35 PGS 117-119 LOT 32 BLOCK A OR 5565 PG 48 Name(s) in which assessed: WILLY MODESTO PENA-FRANCO WILY MODESTO PENA-FRANCO All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01679P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000140TDAXXX</b>
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, 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 #: 2100474 Year of Issuance: 06/01/2022 Description of Property: 22-24-21-0000-07800-0010 THAT PART OF NORTH 148 FT OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 LYING WEST OF R/W OF US HWY NO 301 FURTHER DESC AS BEG AT NW COR OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 TH N89DEG 38'01"E ALG NORTH BDY OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 TH N00DEG 00'00"E ALG SAID WEST BDY 148.03 FT TO POB OR 8492 PG 644(TS) Name(s) in which assessed: CHIEF OIL DC LLC RAJESH SARHAN REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01694P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000113TDAXXX</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 #: 2109129 Year of Issuance: 06/01/2022 Description of Property: 31-26-16-0170-00000-3630 BUENA VISTA 2ND ADDN PB 4 PG 108 LOT 363 OR 4385 PG 373 Name(s) in which assessed: AUDREY FLANAGAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01678P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000139TDAXXX</b>
NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, 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 #: 2101664 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0100-03400-0042 ZEPHYRHILLS COLONY COMPANY SUB PB 1 PG 55 EAST 80 FT OF WEST 133 FT OF NORTH 105 FT OF TRACT 34 OR 3306 PG 885 Name(s) in which assessed: EST OF TERRY M ALEXANDER TERRY M ALEXANDER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01693P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000126TDAXXX</b>
NOTICE IS HEREBY GIVEN, That FIG 20 LLC, 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 #: 2104063 Year of Issuance: 06/01/2022 Description of Property: 09-24-17-0010-01200-0000 ADVERSE POSSESSION FILED - HUDSON GROVE ESTATES UNREC PLAT SOUTH 1/2 OF TRACT 12 DESC AS SOUTH 1/2 OF WEST 1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF SEC EXC SOUTH 25.00 FT FOR ROAD R/W Name(s) in which assessed: PHILLIP FLEISCHMAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01688P

FIRST INSERTION
<b>Notice of Application for Tax Deed 2025XX000128TDAXXX</b>
NOTICE IS HEREBY GIVEN, That FIG 20 LLC, 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 #: 2104893 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0090-13700-0100 MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 10-13 INCL BLOCK 137 OR 1966 PG 301 Name(s) in which assessed: GEORGE RENNINGER III All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-01689P

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001158</b> <b>Division Probate</b> <b>IN RE: ESTATE OF MILDRED SIEGFRIED</b> <b>Deceased.</b>
The administration of the estate of Mildred Siegfried, deceased, whose date of death was November 23, 2024, 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 15, 2025. <b>Personal Representative:</b> <b>Michelle Lee Winarsky</b> 17408 Isbell Lane Odessa, Florida 33556 Attorney for Personal Representative: J. Frazier Flasher, Esq. Attorney Florida Bar Number: 1024903 Brown, Huff, Zohar, PLLC 6547 Gunn Hwy Tampa, FL 33625 Telephone: (813) 776-0031 Secondary E-Mail: Frazier@brownzoharlaw.com August 15, 22, 2025 25-01717P

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> (Summary Administration) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 25-CP-000975</b> <b>IN RE: ESTATE OF DIANE L. SAGOTZ</b> <b>Deceased.</b>
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the ESTATE of DIANE L. SAGOTZ, Deceased, File Number 25-CP-000975, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654: that the Decedent's date of death was April 15, 2025; that the total value of the estate is \$55,725.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Janet Sagotz 2713 Bora Bora Place Holiday, FL 34691 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those from whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. <b>Petitioner: Janet Sagotz</b> <b>c/o Holloman Law</b> 502 North Armenia Avenue Tampa, Florida 33609 Attorney for Petitioner: /s/ Charles M. Holloman II, Esquire Holloman Law, 502 North Armenia Avenue Tampa, Florida 33609 Phone: (813) 445-8722; Fax: (813) 445-8721, Email: ch2@cmhollomanlaw.com August 15, 22, 2025 25-01700P

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001325CPAXES</b> <b>IN RE: ESTATE OF JEROME EDWARD SECUNDE,</b> <b>Deceased.</b>
The Administration of the estate of JEROME EDWARD SECUNDE, Deceased, whose date of death was March 9, 2023, is pending in the Circuit Court of the Sixth Judicial Circuit in and 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 WITHIN 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 15, 2025. <b>Personal Representative</b> <b>/S/ Joyce Castillo</b> <b>Joyce Castillo</b> <b>Personal Representative</b> 38510 Monet Drive Zephyrhills, Florida 33540 Attorney for Personal Representative /s/ Patricia L. Ferrari Patricia L. Ferrari, Esq. Attorney for Personal Representative Ferrari.attorney(à)gmail.com Fla. Bar No. 350427 25200 Sawyer Francis Lane, Suite 112 Lutz, Florida 33559 813-597-8341 August 15, 22, 2025 25-01718P

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ESTATE
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FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 2025CP000789CPAXWS</b> <b>IN RE: ESTATE OF ARCHIE GILZOW,</b> <b>Deceased.</b>
The administration of the estate of Archie Gilzow, deceased, whose date of death was August 16, 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, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 15, 2025. <b>Personal Representative:</b> <b>Jacob Babins, Estate Rights, LLC</b> 2401 E Atlantic Blvd., Suite 400 Pompano Beach, Florida 33062 Attorney for Personal Representative: Sharifa K. Jarrett, Esq. E-mail Addresses: service@estaterights.com Florida Bar No. 44255 2401 E Atlantic Blvd., Suite 400 Pompano Beach, Florida 33062 Telephone: (954) 708-1244 August 15, 22, 2025 25-01720P

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OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH  
COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

LV20890\_V5

LV20906\_V11

SAVE TIME

Email your Legal Notice

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



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-1119  
IN RE: ESTATE OF  
VLADIMIR STELMACH,  
aka VOLODIMIR STELMACH,  
Deceased.

The administration of the estate of VLADIMIR STELMACH, also known as VOLODIMIR STELMACH, deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 38, New Port Richey, FL 34656. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 15, 2025.

**Robert D. Hines**  
**Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
August 15, 22, 2025 25-01719P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000990  
IN RE: ESTATE OF  
BRIAN HUNTER,  
Deceased.

The administration of the estate of BRIAN HUNTER, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 15, 2025.

**ROBERT D. HINES**  
**Personal Representative**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
August 15, 22, 2025 25-01722P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 512025CP001194CPAX  
WS  
IN RE: ESTATE OF  
JUDITH ANNE HANTL,  
Deceased.

The administration of the Estate of Judith Anne Hantl, 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 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. 732.2211, 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 15, 2025.

**Personal Representative:**  
**Lauren Williams**  
6813 S. Court Drive  
Tampa, Florida 33611  
Attorney for Personal Representative:  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway, Suite 100  
Tampa, FL 33609  
Telephone: (813) 851-3380  
E-Mail: elaine@estatelawtampa.com  
August 15, 22, 2025 25-01723P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 2025CP001172CPAXWS  
IN RE: ESTATE OF  
DAVID LEE ARNOLD  
Deceased.

The administration of the Estate of David Lee Arnold, deceased, whose date of death was February 12, 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. 732.2211, 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 15, 2025.

**Personal Representative:**  
**Nicholas Arnold**  
4667 Glenforst Drive NE  
Roswell, Georgia 30075  
Attorney for Personal Representative:  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway, Suite 100  
Tampa, FL 33609  
Telephone: (813) 851-3380  
E-Mail: elaine@estatelawtampa.com  
August 15, 22, 2025 25-01724P

--- ACTIONS / SALES ---

THIRD INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-1345-WS  
IN RE: ESTATE OF  
ROBERT KOBERNA a/k/a  
ROBERT D. KOBERNA  
Deceased.

The administration of the estate of Robert Koberna a/k/a Robert D. Koberna, deceased, whose date of death was June 15, 2024, 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. 732.2211, 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 15, 2025.

**Personal Representative:**  
**Jessica Koberna**  
12218 Partridge Hill Row  
Hudson, Florida 34667  
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  
Secondary E-Mail:  
stacey@flprobatetrustlaw.com  
August 15, 22, 2025 25-01721P

THIRD INSERTION

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

**CASE NO.: 2023 CA 00071**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, AS TRUSTEE OF**  
**STANWICH MORTGAGE LOAN**  
**TRUST F,**  
**Plaintiff, VS.**

**DONALD J. BOUTIN JR. A/K/A**  
**DONALD BOUTIN; TONI L.**  
**BOUTIN; UNKNOWN TENANT #1**  
**N/K/A DEVIN CHASE; UNKNOWN**  
**TENANT #2 N/K/A MATTHEW**  
**CHASE; UNITED STATES OF**  
**AMERICA, DEPARTMENT OF**  
**VETERANS AFFAIRS; ANY AND**  
**ALL UNKNOWN PARTIES CLAIM-**  
**ING BY, THROUGH, UNDER AND**  
**AGAINST THE HEREIN NAMED**  
**INDIVIDUAL DEFENDANT(S)**  
**WHO ARE NOT KNOWN TO BE**  
**DEAD OR ALIVE, WHETHER**  
**SAID UNKNOWN PARTIES MAY**  
**CLAIM AN INTEREST AS SPOUS-**  
**ES, HEIRS, DEVISEES, GRANT-**  
**EES, OR OTHER CLAIMANTS**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 23, 2025 in Civil Case No. 2023 CA 000711, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and DONALD J. BOUTIN JR. A/K/A DONALD BOUTIN; TONI L. BOUTIN; UNKNOWN TENANT #1 N/K/A DEVIN CHASE; UNKNOWN TENANT #2 N/K/A MATTHEW CHASE; UNITED STATES OF AMERICA, DEPARTMENT OF VETERANS AFFAIRS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the

highest bidder for cash at www.pasco.realforeclose.com on October 8, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH 150 FEET OF THE NORTH 650 FEET AND THE SOUTH 150 FEET OF THE NORTH 500 FEET OF LOT 9, BLOCK C, GULF COAST ACRES ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 145, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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

**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: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 6th day of August, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: Digitally Signed by Zachary Ullman  
FBN: 106751  
Primary E-mail:  
ServiceMail@aldridgepite.com  
1133-3125B  
August 15, 22, 2025 25-01695P

THIRD INSERTION

**NOTICE AND ORDER**  
**TO SHOW CAUSE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA, IN AND FOR PASCO  
COUNTY  
GENERAL CIVIL DIVISION  
CASE NO.: 2025-CA-0526  
**HARVEST HILLS COMMUNITY**  
**DEVELOPMENT DISTRICT, a**  
**local unit of special-purpose**  
**government organized and existing**  
**under the laws of the State of**  
**Florida,**  
**Plaintiff, v.**  
**THE STATE OF FLORIDA, AND**  
**THE TAXPAYERS, PROPERTY**  
**OWNERS AND CITIZENS OF**  
**HARVEST HILLS COMMUNITY**  
**DEVELOPMENT DISTRICT,**  
**INCLUDING NON-RESIDENTS**  
**OWNING PROPERTY OR**  
**SUBJECT TO TAXATION**  
**THEREIN, AND OTHERS**  
**HAVING OR CLAIMING ANY**  
**RIGHTS, TITLE OR INTEREST**  
**IN PROPERTY TO BE AFFECTED**  
**BY THE ISSUANCE OF THE**  
**BONDS HEREIN DESCRIBED, OR**  
**TO BE AFFECTED IN ANY WAY**  
**THEREBY,**  
**Defendants.**  
TO THE STATE OF FLORIDA, AND  
THE TAXPAYERS, PROPERTY  
OWNERS AND CITIZENS OF HAR-  
VEST HILLS COMMUNITY DEVEL-  
OPMENT DISTRICT, INCLUDING  
NON-RESIDENTS OWNING PROP-  
ERTY OR SUBJECT TO TAXATION  
THEREIN, AND OTHERS HAVING

OR CLAIMING ANY RIGHT, TITLE  
OR INTEREST IN PROPERTY TO  
BE AFFECTED BY THE ISSUANCE  
OF HARVEST HILLS COMMUNITY  
DEVELOPMENT DISTRICT SPECIAL  
ASSESSMENT BONDS AND LEVY  
OF SPECIAL ASSESSMENTS,  
OR TO BE AFFECTED IN ANY WAY  
THEREBY:

Harvest Hills Community Development District (the "District") having filed its Complaint for validation of not to exceed \$171,000,000 Harvest Hills Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,  
IT IS ORDERED that all taxpayers,

property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida (the "Parties"), appear on Tuesday, September 9, 2025, at 10:45 a.m. before the Honorable Susan G. Barthle, via telephonic hearing (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing by dialing in telephonically 352-559-6329.

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

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several

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

DONE AND ORDERED in Pasco County, Florida this \_\_\_\_ day of \_\_\_\_, 2025.

Electronically Conformed 8/11/2025  
The Honorable Susan G. Barthle,  
Circuit Court Judge

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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, Florida 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.  
August 15, 22, 2025 25-01699P

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com



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# Business Observer

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SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND 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</b> <b>Plaintiff(s), vs.</b> <b>RAD DIVERSIFIED REIT INC; BRANDON MENDENHALL; HUNTER'S RIDGE HOMEOWNER'S ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION,</b> <b>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: 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</p>	<p>25-01669P</p>	

SECOND 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,</b> <b>Plaintiff, vs.</b> <b>JOHN PERRY, et al.</b> <b>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: 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</p>	<p>25-01646P</p>

SECOND INSERTION		
<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 & 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	

SECOND INSERTION		
<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.</b> <b>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.,</b> <b>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	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 & 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

SECOND INSERTION		
<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.</b> <b>F1 MOTOR TRANSPORT, LLC, a Florida limited liability company; GOOD FLOOR LOANS LLC, a Texas limited liability company; ASLLAN ZENELAJ; BURIM SELMAN; DANIJELA TOPALOVIC; and UNKNOWN TENANT IN POSSESSION,</b> <b>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 F1 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. LESS the North 250.00 feet of the East 377.88 feet of 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. Together with a 1987 Palm Trailers Doublewide mobile home under Identification Numbers PH09743A and PH09743B. Together with a 1994 Springer Mobile Home under Identification Numbers N86129A and N86129B. Property Address: 3307 Sandy Dr. Zephyrhills, Florida 33541. 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. 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 & 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

SECOND INSERTION		
<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.</b> <b>AARON JASON HUNSBERGER, et al.,</b> <b>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	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

SECOND INSERTION		
<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,</b> <b>Plaintiff, vs.</b> <b>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 WATER-GRASS 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-	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

SECOND INSERTION		
<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.</b> <b>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: Lot 269, in Block 14, of MIRADA ACTIVE ADULT PHASE 1E, 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	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

SAVE TIME

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



--- PUBLIC SALES ---

SECOND 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, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
<b>PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432</b>	
<b>Time: 09:00 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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	
<b>PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376</b>	
<b>Time: 10:00 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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	
<b>PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632</b>	
<b>Time: 10:15 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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	
<b>PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578</b>	
<b>Time: 10:45 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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, Derrik; 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	
<b>PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392</b>	
<b>Time: 11:30 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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	
<b>PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429</b>	
<b>Time: 11:45 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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	
<b>PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059</b>	
<b>Time: 12:00 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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	
<b>PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911</b>	
<b>Time: 12:15 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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; 180 - 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	
<b>PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059</b>	
<b>Time: 12:30 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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, Charolettee; 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	
<b>PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964</b>	
<b>Time: 12:40 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
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 - Jasmin, 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, 2025	25-01628P

--- SALES ---

SECOND INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA003387CAAXWS ALLIED FIRST BANK, SB DBA SERVBANK Plaintiff(s), vs. HOMER H CECCHI; et al., Defendant(s). 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 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 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 DEGRES 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 89 DEGREES 35. MINUTES 46 SECONDS EAST, A DISTANCE OF 64 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-

SECOND INSERTION	
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, 2025	
	25-01640P

SECOND 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 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. <table><tr><td>Name</td><td>Unit</td></tr><tr><td>John D. Moinar</td><td>7</td></tr><tr><td>Pamela K. Scheme</td><td>286</td></tr></table> August 8, 15, 2025		Name	Unit	John D. Moinar	7	Pamela K. Scheme	286
Name	Unit						
John D. Moinar	7						
Pamela K. Scheme	286						

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

SECOND 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

SECOND 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

SECOND INSERTION																	
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. <table><tr><td>U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM</td><td></td></tr><tr><td>B109</td><td>Lewis Bennett</td></tr><tr><td>A801AC</td><td>Saleem Black</td></tr><tr><td>B128</td><td>Jonathan Rogers</td></tr><tr><td>B456</td><td>Morgan Rush</td></tr><tr><td>B356</td><td>Roger Smith</td></tr><tr><td>B214</td><td>Hunter Southers</td></tr><tr><td>B436</td><td>Wendy Underwood</td></tr></table>		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
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 Laracuate
August 8, 15, 2025	25-01672P

OFFICIAL  
COURTHOUSE  
WEBSITES

123 4

Notes

Done

manateeclerk.com

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charlotteclerk.com

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collierclerk.com

hillsclerk.com

pascoclerk.com

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polkcountyclerk.net

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

100628 3/28



--- ESTATE ---

SECOND 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  
Tifany 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

SECOND 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. 732.221, 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  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
August 8, 15, 202525-01649P

SECOND 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

SECOND 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 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.

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

SECOND 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. 732.221, 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 Forgedale 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

SECOND 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. 732.221, 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 8, 2025.

Personal Representative:  
BRUCE DAVID HOUTLER  
5623 80th Street North Unit 312  
St. Petersburg, Florida 33709  
CHARLES WALLIS NEWBY  
4937 Edgewater Lane  
Oldsmar, FL 34677  
Attorney for Personal Representative:  
JENNY SCAVINIO SIEG, ESQ.  
Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail: jenny@siegcolelaw.com  
Secondary E-Mail:  
eservice@siegcolelaw.com  
August 8, 15, 202525-01654P

SECOND 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. 732.221, 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

SECOND 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, 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 8, 2025.

Personal Representative:  
JOSANNE DRAKE  
105 South Avenue  
Watkins Glen, New York 14891  
Attorney for Personal Representative:  
John A. Richert, Esq.  
Attorney for Josanne Drake  
Florida Bar Number: 106613  
Richert Quarles P.A.  
5801 Ulmerton Road, Suite 100  
Clearwater, Florida 33760  
Telephone: (727) 235-6461  
E-Mail: john@rq.law  
Secondary E-Mail: emina@rq.law  
August 8, 15, 202525-01665P

SECOND 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. 732.221, 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 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

SECOND 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, 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 8, 2025.

Personal Representative:  
JOSANNE DRAKE  
105 South Avenue  
Watkins Glen, New York 14891  
Attorney for Personal Representative:  
John A. Richert, Esq.  
Attorney for Josanne Drake  
Florida Bar Number: 106613  
Richert Quarles P.A.  
5801 Ulmerton Road, Suite 100  
Clearwater, Florida 33760  
Telephone: (727) 235-6461  
E-Mail: john@rq.law  
Secondary E-Mail: emina@rq.law  
August 8, 15, 202525-01665P

SECOND 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. 732.221, 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 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

SECOND 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, 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 8, 2025.

Personal Representative:  
JOSANNE DRAKE  
105 South Avenue  
Watkins Glen, New York 14891  
Attorney for Personal Representative:  
John A. Richert, Esq.  
Attorney for Josanne Drake  
Florida Bar Number: 106613  
Richert Quarles P.A.  
5801 Ulmerton Road, Suite 100  
Clearwater, Florida 33760  
Telephone: (727) 235-6461  
E-Mail: john@rq.law  
Secondary E-Mail: emina@rq.law  
August 8, 15, 202525-01665P

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.

01/08/2025



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ACTIONS / SALES

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SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF SALE</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO.: 2024-CC-007314</div> <div>HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.,</div> <div>Plaintiff v.</div> <div>RICHARD OHL</div> <div>Defendants.</div> <div>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: 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..</div> <div>at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 10th day of September, 2025.</div> <div>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.</div> <div>DATED this 30 day of July 2025.</div> <div>FRISCIA &amp; ROSS, P.A.</div> <div>Brenton J. Ross, Esquire</div> <div>Florida Bar # 12798</div> <div>Primary: bross@frpalegal.com</div> <div>Secondary: jclaudio@frpalegal.com</div> <div>5550 W. Executive Drive, Ste 250</div> <div>Tampa, Florida 33609</div> <div>(813) 286-0888 / (813) 286-0111 (FAX)</div> <div>Attorneys for Plaintiff</div> <div>August 8, 15, 2025</div> <div>25-01636P</div>	<div>NOTICE OF SALE</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO.: 2024-CC-002088</div> <div>HILLHURST CROSSING HOMEOWNER'S ASSOCIATION, INC.,</div> <div>Plaintiff v.</div> <div>REGINALD GOOSBY, UNKNOWN</div> <div>TENANT #1 AND UNKNOWN</div> <div>TENANT #2,</div> <div>Defendants.</div> <div>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: 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.</div> <div>at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 11th day of September, 2025.</div> <div>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.</div> <div>DATED this 30 day of July 2025.</div> <div>FRISCIA &amp; ROSS, P.A.</div> <div>Brenton J. Ross, Esquire</div> <div>Florida Bar # 12798</div> <div>Primary: bross@frpalegal.com</div> <div>Secondary: jclaudio@frpalegal.com</div> <div>5550 W. Executive Drive, Ste 250</div> <div>Tampa, Florida 33609</div> <div>(813) 286-0888 / (813) 286-0111 (FAX)</div> <div>Attorneys for Plaintiff</div> <div>August 8, 15, 2025</div> <div>25-01635P</div>
SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF ACTION</div> <div>IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO.: 2025CC002612CCAXES</div> <div>DADE CITY MHC OWNER, LLC,</div> <div>Plaintiff, vs.</div> <div>IGNACHO PENA a/k/a Nacho Pena, SHERRY ANN PENA, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,</div> <div>Defendants.</div> <div>Sherry Ann Pena</div> <div>16731 U.S. Highway 301</div> <div>Lot No. 052</div> <div>Dade City, Florida 33523</div> <div>YOU ARE NOTIFIED that an action has been filed against you with respect to the real property more particularly described as the:</div> <div>16731 U.S. Highway 301</div> <div>Lot No. 052</div> <div>Dade City, Florida 33523</div> <div>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</div> <div>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.</div> <div>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.</div> <div>Dated: August 6, 2025</div> <div>NIKKI ALVAREZ-SOWLES</div> <div>Pasco County Clerk of Court</div> <div>(SEAL)</div> <div>Deputy Clerk: Haley Joyner</div> <div>Brian C. Chase, Esq.,</div> <div>Plaintiff's attorney</div> <div>3902 North Howard Avenue</div> <div>Tampa, Florida 33607</div> <div>Aug. 8, 15, 22, 29, 2025</div> <div>25-01662P</div>	

SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF SALE</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION</div> <div>Case No.: 24-CA-002975</div> <div>DKC LENDING LLC, a Florida limited liability company,</div> <div>Plaintiff, v.</div> <div>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</div> <div>TENANT IN POSSESSION, Defendants.</div> <div>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 www.pasco.realforeclose.com, the following described real property as set forth in the Final Judgment of Foreclosure: Legal:</div> <div>LOT 1 AND 2, BLOCK B, WATERWAY SHORES, AS PER PLAT THEREOF, RECIRDED</div>	<div>IN PLAT BOOK 7, PAGE 66, OF THE PUBLIC RECIRDS OF PASCO COUNTY, FLORIDA.</div> <div>Together with a 1994 Springer Mobile Home under Identification Numbers N86129A and N86129B.</div> <div>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.</div> <div>Dated this 4th day of August 2025.</div> <div>/s/ Torrey C. Taylor</div> <div>Torrey C. Taylor</div> <div>Florida Bar No.: 100053</div> <div>Michael J. Labbee</div> <div>Florida Bar No.: 106058</div> <div>michael@phlfirm.com</div> <div>PHILLIPS, HAYDEN &amp; LABBEE, LLP</div> <div>150 2nd Avenue North, Suite 1510</div> <div>St. Petersburg, FL 33701</div> <div>Telephone: (727) 300-1399</div> <div>Facsimile: (727) 300-1389</div> <div>Counsel for Plaintiff</div> <div>August 8, 15, 2025</div> <div>25-01641P</div>
SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF SALE</div> <div>PURSUANT TO CHAPTER 45</div> <div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO.: 2024CA002938CAAXES</div> <div>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR RANCH SERIES IV TRUST,</div> <div>Plaintiff, v.</div> <div>GLORIA Y. WHITE, et al,</div> <div>Defendant(s).</div> <div>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 https://www.pasco.realforeclose.com on September 18, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:</div> <div>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").</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</div>	<div>THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT</div> <div>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.</div> <div>GHIDOTTI   BERGER LLP</div> <div>Attorneys for Plaintiff</div> <div>10800 Biscayne Blvd., Suite 201</div> <div>Miami, FL 33161</div> <div>Telephone: (305) 501-2808</div> <div>Facsimile: (954) 780-5578</div> <div>By: /s/ Johanni Fernandez-Marmol</div> <div>Jason Duggar, Esq.</div> <div>FL Bar No.: 83813</div> <div>Christophal Hellewell, Esq.</div> <div>FL Bar No.: 114230</div> <div>Anya E. Macias, Esq.</div> <div>FL Bar No.: 0458600</div> <div>Tara Rosenfeld, Esq.</div> <div>FL Bar No.: 59454</div> <div>Johanni Fernandez-Marmol, Esq.</div> <div>FL Bar No.: 1055042</div> <div>fcpleadings@ghidottiberger.com</div> <div>August 8, 15, 2025</div> <div>25-01638P</div>

SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:</div> <div>CASE NO.: 51-2024-CA-002404-CAAX-WS</div> <div>U.S. BANK NATIONAL ASSOCIATION,</div> <div>Plaintiff, vs.</div> <div>JUDSON VANWORP, JR.; STARKEY RANCH MASTER PROPERTY OWNER'S ASSOCIATION, INC.; TOWER LINDSEY CREDIT UNION; LINDSEY VANWORP; UNKNOWN</div> <div>TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</div> <div>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 25 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</div> <div>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.</div> <div>PROPERTY ADDRESS: 3236 BARBOUR TRL, ODESSA, FL 33556</div> <div>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</div>	<div>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.</div> <div>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.</div> <div>Dated this 25 day of July 2025.</div> <div>By: /s/ Lindsay Maisonet</div> <div>Lindsay Maisonet, Esq.</div> <div>Bar Number: 93156</div> <div>Submitted by:</div> <div>De Cubas &amp; Lewis, P.A.</div> <div>PO Box 5026</div> <div>Fort Lauderdale, FL 33310</div> <div>Telephone: (954) 453-0365</div> <div>Facsimile: (954) 771-6052</div> <div>Toll Free: 1-800-441-2438</div> <div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</div> <div>eservice@decubaslewis.com</div> <div>24-02652 / Bidder No: 9180</div> <div>August 8, 15, 2025</div> <div>25-01633P</div>

SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:</div> <div>CASE NO.: 51-2024-CA-002379-CAAX-WS</div> <div>PENNYMAC LOAN SERVICES, LLC,</div> <div>Plaintiff, vs.</div> <div>KATHERINE LIBERTY MAGRIPLIS; MAGNOLIA VALLEY CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF KATHERINE LIBERTY MAGRIPLIS; UNKNOWN</div> <div>TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</div> <div>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 25 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</div> <div>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.</div> <div>PROPERTY ADDRESS: 7619 SUMMERTREE LN, NEW PORT RICHEY, FL 34653</div> <div>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</div>	<div>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.</div> <div>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.</div> <div>Dated this 25 day of July 2025.</div> <div>By: /s/ Lindsay Maisonet</div> <div>Lindsay Maisonet, Esq.</div> <div>Bar Number: 93156</div> <div>Submitted by:</div> <div>De Cubas &amp; Lewis, P.A.</div> <div>PO Box 5026</div> <div>Fort Lauderdale, FL 33310</div> <div>Telephone: (954) 453-0365</div> <div>Facsimile: (954) 771-6052</div> <div>Toll Free: 1-800-441-2438</div> <div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</div> <div>eservice@decubaslewis.com</div> <div>24-02584 / Bidder No: 9180</div> <div>August 8, 15, 2025</div> <div>25-01634P</div>

SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO.: 2024-CA-000480</div> <div>PENNYMAC LOAN SERVICES, LLC,</div> <div>Plaintiff, v.</div> <div>KYLE M. KEITH, et al.,</div> <div>Defendants.</div> <div>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 www.pasco.realforeclose.com 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:</div> <div>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.</div> <div>Property Address: 5900 Beech Street, Zephyrhills, FL 33542</div> <div>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.</div> <div>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</div>	<div>before the clerk reports the surplus as unclaimed.</div> <div>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.</div> <div>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.</div> <div>SUBMITTED on this 30th day of July, 2025.</div> <div>TIFFANY &amp; BOSCO, P.A.</div> <div>/s/ Kathryn I. Kasper, Esq.</div> <div>Anthony R. Smith, Esq. FL Bar #157147</div> <div>Kathryn I. Kasper, Esq. FL Bar #621188</div> <div>Attorneys for Plaintiff</div> <div>OF COUNSEL:</div> <div>Tiffany &amp; Bosco, P.A.</div> <div>1201 S. Orlando Ave,</div> <div>Suite 430</div> <div>Winter Park, FL 32789</div> <div>Telephone: (205) 930-5200</div> <div>Facsimile: (407) 712-9201</div> <div>August 8, 15, 2025</div> <div>25-01642P</div>

SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF SALE</div> <div>IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION</div> <div>Case No. 51-2024-CA-002474</div> <div>Division ES</div> <div>FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3</div> <div>Plaintiff, vs.</div> <div>KIMBERLY A GEORGE, HERSHEL A GEORGE , MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS,</div> <div>Defendants.</div> <div>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:</div> <div>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.</div> <div>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-</div>	<div>est and best bidder, for cash, online at www.pasco.realforeclose.com, on September 15, 2025 at 11:00 A.M..</div> <div>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.</div> <div>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.</div> <div>Dated: August 5, 2025</div> <div>By:/s/ Ryan Paul Sutton</div> <div>Ryan Paul Sutton</div> <div>Attorney for Plaintiff</div> <div>Invoice to: Jennifer M. Scott</div> <div>(813) 229-0900 x</div> <div>Kass Shuler, P.A.</div> <div>1604 N. Marion St.</div> <div>Tampa, FL 33602</div> <div>ForeclosureService@kasslaw.com</div> <div>246300/2426542/wll</div> <div>August 8, 15, 2025</div> <div>25-01639P</div>
SECOND INSERTION	SECOND INSERTION
<div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:</div> <div>CASE NO.: 51-2024-CA-002379-CAAX-WS</div> <div>PENNYMAC LOAN SERVICES, LLC,</div> <div>Plaintiff, vs.</div> <div>KATHERINE LIBERTY MAGRIPLIS; MAGNOLIA VALLEY CIVIC ASSOCIATION, INC.; UNKNOWN SPOUSE OF KATHERINE LIBERTY MAGRIPLIS; UNKNOWN</div> <div>TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</div> <div>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 25 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</div> <div>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.</div> <div>PROPERTY ADDRESS: 7619 SUMMERTREE LN, NEW PORT RICHEY, FL 34653</div> <div>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</div>	<div>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.</div> <div>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.</div> <div>Dated this 25 day of July 2025.</div> <div>By: /s/ Lindsay Maisonet</div> <div>Lindsay Maisonet, Esq.</div> <div>Bar Number: 93156</div> <div>Submitted by:</div> <div>De Cubas &amp; Lewis, P.A.</div> <div>PO Box 5026</div> <div>Fort Lauderdale, FL 33310</div> <div>Telephone: (954) 453-0365</div> <div>Facsimile: (954) 771-6052</div> <div>Toll Free: 1-800-441-2438</div> <div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</div> <div>eservice@decubaslewis.com</div> <div>24-02584 / Bidder No: 9180</div> <div>August 8, 15, 2025</div> <div>25-01634P</div>



--- ACTIONS / SALES ---

SECOND 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://townsatwoodsdalecdd.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

THIRD 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

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 sbreizendine@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

SECOND 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

THIRD 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

THIRD 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.

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

THIRD 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 09/08/2013 Place of Birth 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

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