

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES BEXLEY COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of Bexley Community Development District will hold the regular monthly meetings for Fiscal Year 2025/2026 at the Bexley Clubhouse, 16950 Vibrant Way, Land O’ Lakes, Florida 34638 at 1:00 p.m.	
October 22, 2025 November 19, 2025 (Date adjusted due to Holiday) December 17, 2025 (Date adjusted due to Holiday) January 28, 2026 February 25, 2026 March 25, 2026 April 22, 2026 * 6.00 p.m. May 27, 2026 * 6.00 p.m. June 24, 2026 July 22, 2026 *6.00 p.m. August 26, 2026 *6.00 p.m. September 23, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.	
A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.	
Lynn Hayes District Manager September 12, 2025	25-01892P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of Connerton West Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Connerton West Clubhouse at 21100 Fountain Garden Way, Land O’ Lakes, FL 34638 at 4:00 p.m. on the following dates:	
October 6, 2025 November 3, 2025 December 1, 2025 January 5, 2026 February 2, 2026 March 2, 2026 April 6, 2026 May 4, 2026 June 1, 2026 July 6, 2026 August 3, 2026 September 14, 2026	
The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.	
A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours.	
There may be occasions when one or more Supervisors will participate by telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based..	
Darryl Adams District Manager September 12, 2025	25-01893P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026, regular monthly meetings of the Board of Supervisors of Long Lake Reserve Community Development District are scheduled to be held at 9:00 a.m. * except for December, March, June and August will convene at 6:00 p.m. at the Long Lake Reserve Amenity Center, located at 19617 Breyنيا Dr., Lutz, FL 33558:	
October 6, 2025 November 10, 2025 December 8, 2025 * January 12, 2026 February 9, 2026 March 9, 2026 * April 13, 2026 May 11, 2026 June 8, 2026 * July 13, 2026 August 10, 2026 * September 14, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a time, date and location approved by the Board on the records at the meeting without additional publication of notice.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting because of a disability or impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, for aid in contacting the District.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.	
Long Lake Reserve Community development District Sean Craft District Manager September 12, 2025	25-01897P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meetings for Fiscal Year 2025-2026 at 10:00 a.m. at the Wesley Chapel Rizzetta office located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The dates are as follows:	
October 7, 2025 November 4, 2025 (Election Day) December 2, 2025 January 6, 2026 February 3, 2026 March 3, 2026 April 7, 2026 May 5, 2026 June 2, 2026 July 7, 2026 August 4, 2026 September 1, 2026	
There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or by calling the District Manager at 813-994-1001.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. 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 meeting is advised that 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.	
Copperspring Community Development District Daryl Adams District Manager September 12, 2025	25-01895P

FIRST INSERTION	
BOARD OF SUPERVISORS’ MEETING DATES LAKESIDE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026	
The Board of Supervisors of Lakeside Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at 10:00 a.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669. The October, November, January, February, May, and August meetings will convene at *6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669. The dates are as follows:	
October 1, 2025 * November 5, 2025 * December 3, 2025 January 7, 2026 * February 4, 2026 * March 4, 2026 April 1, 2026 May 6, 2026 * June 3, 2026 July 1, 2026 August 5, 2026 * September 2, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.	
A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001 (“District Office”), during normal business hours.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in any meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.	
Daryl Adams District Manager September 12, 2025	25-01896P

FIRST INSERTION	
Copperspring Community Development District Notice of FY 2025/2026 Meeting Schedule	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Copperspring Community Development District are scheduled to be held at 11:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:	
October 14, 2025 * November 11, 2025 December 9, 2025* January 13, 2026 February 10, 2026 * March 10, 2026 April 14, 2026 May 12, 2026 June 9, 2026 July 14, 2026 August 11, 2026 September 8, 2026 *	
The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Copperspring Community Development District Sean Craft District Manager September 12, 2025	25-01894P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES TALAVERA COMMUNITY DEVELOPMENT DISTRICT	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal year 2025-2026, regular meetings of the Board of Supervisors of Talavera Community Development District are scheduled to be held at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610 on the following dates:	
October 15, 2025 November 19, 2025 December 17, 2025 January 21, 2026 February 18, 2026 March 18, 2026 April 15, 2026 May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001, at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, for aid in contacting the District.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Talavera Community Development District Sean Craft District Manager September 12, 2025	25-01899P

FIRST INSERTION	
NOTICE OF MEETINGS FISCAL YEAR 2025/2026 MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558 at 10:00 A.M meeting * except October, December, February, and September which will convene at 5:00 P.M.	
October 14, 2025 * November 11, 2025 December 9, 2025* January 13, 2026 February 10, 2026 * March 10, 2026 April 14, 2026 May 12, 2026 June 9, 2026 July 14, 2026 August 11, 2026 September 8, 2026 *	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 100 Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, who can aid you in contacting the District Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.	
Daryl Adams District Manager September 12, 2025	25-01898P

FIRST INSERTION	
Notice of FY 2025/2026 Meeting Schedule Deerbrook Community Development District	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Deerbrook Community Development District are scheduled to be held at 9:00 a.m., (with the exception of November, December, April and September to be held at 5:00 p.m.) at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida33544, as follows:	
October 28, 2025 November 25, 2025 * 5:00 p.m. December 23, 2025 * 5:00 p.m. January 27, 2026 February 24, 2026 March 24, 2026 April 28, 2026 * 5:00 p.m. May 26, 2026 June 23, 2026 July 28, 2026 August 25, 2026 September 22, 2026 * 5:00 p.m.	
The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Lynn Hayes District Manager September 12, 2025	25-01903P



--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES	
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of The Verandahs Community Development District are scheduled to be held at 6:30 p.m at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, FL 34669 on the following dates:	
October 7, 2025	
November 4, 2025	
December 2, 2025	
January 6, 2026	
February 3, 2026	
March 3, 2026	
April 7, 2026	
May 5, 2026	
June 2, 2026	
July 7, 2026	
August 4, 2026	
September 1, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a time, date and location approved by the Board on the record at the meeting without additional publication of notice.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001 at least two business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
The Verandahs Community Development District	
Sean Craft,	
District Manager	
September 12, 2025	25-01900P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES	
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of Del Webb Bexley Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026:	
October 15, 2025	
November 19, 2025	
December 17, 2025 *	
January 21, 2026	
February 18, 2026 *	
March 18, 2026(Budget Workshop)	
April 15, 2026 *	
May 20, 2026	
June 17, 2026	
July 15, 2026	
August 19, 2026	
September 16, 2026 *	
The meetings will convene at 1:00 p.m. (with the exception of December, February, April and September will be held at 4:00 p.m.) at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.	
A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.	
Lynn Hayes	
District Manager	
September 12, 2025	25-01904P

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES	
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Ballantrae Community Development District shall be held at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida. The meeting dates are as follows:	
October 16, 2025	
November 20, 2025	
December 18, 2025	
January 15, 2026	
February 19, 2026	
March 19, 2026	
April 16, 2026	
May 21, 2026	
June 18, 2026	
July 16, 2026	
August 20, 2026	
September 17, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Anchor Stone Management, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 at (407) 698-5350, one week prior to the meeting.	
There may be occasions when one or more Supervisors or staff will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Anchor Stone Management at (407) 698-5350. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least fortyeight (48) hours prior to the date of the hearing and meeting.	
Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Patricia Thibault	
District Manager	
Anchor Stone Management	
September 12, 2025	25-01957P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES	
WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of Wiregrass II Community Development District are scheduled to be held at 11:30 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 on the following dates:	
October 24, 2025	
November 21, 2025	
December 19, 2025	
January 23, 2026	
February 27, 2026	
March 27, 2026	
April 24, 2026	
May 22, 2026	
June 26, 2026	
July 24, 2026	
August 28, 2026	
September 25, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, who can aid you in contacting the District Office.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Wiregrass Community II Development District	
Sean Craft	
District Manager	
September 12, 2025	25-01901P

FIRST INSERTION	
Notice of Meetings	
Fiscal Year 2025/2026	
Highland Trails Community Development District	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Highland Trails Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:	
October 6, 2025	
November 3, 2025	
December 1, 2025	
January 5, 2026	
February 2, 2026	
March 2, 2026	
April 6, 2026	
May 4, 2026	
June 1, 2026	
July 6, 2026	
August 3, 2026	
September 1, 2026 (moved to first Tuesday due to Labor Day Holiday)	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.	
There may be occasions when one or more supervisors will participate by telephone or other remote device.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.	
Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Kai, District Management	
September 12, 2025	25-01906P

FIRST INSERTION	
Notice of Meetings	
Fiscal Year 2025/2026	
Meadow Pointe IV Community Development District	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Meadow Pointe IV Community Development District shall be held at 9:00 am* at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 (*the November, January, May, and August meetings will be held at 5:00 pm). The meeting dates are as follows:	
Wednesday October 8, 2025	
Wednesday November 12, 2025*	
Wednesday December 10, 2025	
Wednesday January 14, 2026*	
Wednesday February 11, 2026	
Wednesday March 11, 2026	
Wednesday April 8, 2026	
Wednesday May 13, 2026*	
Wednesday June 10, 2026	
Wednesday July 8, 2026	
Wednesday August 12, 2026*	
Wednesday September 9, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week prior to the meeting.	
There may be occasions when one or more supervisors will participate by telephone or other remote device.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.	
Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Darryl Adams	
District Manager	
September 12, 2025	25-01910P

FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES	
WIREGRASS COMMUNITY DEVELOPMENT DISTRICT	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of Wiregrass Community Development District are scheduled to be held at 11:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 on the following dates:	
October 24, 2025	
November 21, 2025	
December 19, 2025	
January 23, 2026	
February 27, 2026	
March 27, 2026	
April 24, 2026	
May 22, 2026	
June 26, 2026	
July 24, 2026	
August 28, 2026	
September 25, 2026	
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Copies of the agendas for the meetings listed above may be obtained from Rizzetta and Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District's management office, Rizzetta & Company at (813) 994-1001, at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, for aid in contacting the District.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Wiregrass Community Development District	
Sean Craft	
District Manager	
September 12, 2025	25-01902P

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES	
DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026	
The Board of Supervisors of the Dupree Lakes Community Development District will hold their regular meetings for the Fiscal Year 2025-2026 at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd., Land O' Lakes, FL 34639 at 6:00 p.m. on the 3rd Tuesday of each month unless otherwise indicated as follows:	
October 21, 2025	
November 18, 2025	
December 16, 2025	
January 20, 2026	
February 17, 2026	
March 17, 2026	
April 21, 2026	
May 19, 2026	
June 16, 2026	
July 21, 2026	
August 18, 2026	
September 15, 2026	
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Jason Greenwood	
District Manager	
September 12, 2025	25-01905P

FIRST INSERTION	
Notice of Meetings	
Fiscal Year 2025-2026	
Mirada Community Development District	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Mirada Community Development District shall be held at 7:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:	
October 7, 2025	
November 4, 2025	
December 2, 2025	
January 6, 2026	
February 3, 2026	
March 3, 2026	
April 7, 2026	
May 5, 2026	
June 2, 2026	
July 7, 2026	
August 4, 2026	
September 1, 2026	
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).	
There may be occasions when one or more supervisors will participate by telephone or other remote device.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Governmental Management Services – Tampa, LLC at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.	
Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Jason Greenwood	
District Manager	
September 12, 2025	25-01908P



---

PUBLIC SALES

---

FIRST INSERTION
<b>Notice of Meetings</b> <b>Fiscal Year 2025/2026</b> <b>Mirada II Community Development District</b>

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Mirada II Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544**. The meeting dates are as follows:

October 6, 2025  
November 3, 2025  
December 1, 2025  
January 5, 2026  
February 2, 2026  
March 2, 2026  
April 6, 2026  
May 4, 2026  
June 1, 2026  
July 6, 2026  
August 3, 2026  
September 1, 2026 (moved to first Tuesday due to Labor Day Holiday)

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management  
September 12, 2025

25-01907P

FIRST INSERTION
<b>Notice of Meetings</b> <b>Fiscal Year 2025/2026</b> <b>Meadow Pointe III Community Development District</b>

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Meadow Pointe III Community Development District shall be held at 6:30 p.m. at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543. The meeting dates are as follows:

October 15, 2025  
November 19, 2025  
December 17, 2025  
January 21, 2026  
February 18, 2026  
March 18, 2026  
April 15, 2026  
May 20, 2026  
June 17, 2026  
July 15, 2026  
August 19, 2026  
September 16, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Darryl Adams  
District Manager  
September 12, 2025

25-01909P

FIRST INSERTION
<b>Notice of Meetings</b> <b>Fiscal Year 2025/2026</b> <b>Union Park Community Development District</b>

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Union Park Community Development District shall be held at 6:00 p.m. at the Residence Inn located at 2867 Lajuana Blvd, Wesley Chapel, FL 33543. The meeting dates are as follows:

October 22, 2025  
November 19, 2025 (a week early due to holidays)  
December 17, 2025 (a week early due to holidays)  
January 28, 2026  
February 25, 2026  
March 25, 2026  
April 22, 2026  
May 27, 2026  
June 24, 2026  
July 22, 2026  
August 26, 2026  
September 23, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565- 4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management  
September 12, 2025

25-01951P

FIRST INSERTION
<b>BOARD OF SUPERVISORS MEETING DATES</b> <b>TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT FOR THE</b> <b>FISCAL YEAR 2025-2026</b>

The Board of Supervisors of the Terra Bella Community Development District will hold their regular meetings for the Fiscal Year 2025-2026 at the Terra Bella Community Pool, 2266 Via Bella Blvd., Land O’ Lakes, FL 34639 at 6:00 p.m. on the 1st Tuesday of each month unless otherwise indicated as follows:

October 7, 2025  
November 4, 2025  
January 6, 2026  
February 3, 2026  
March 3, 2026  
April 7, 2026  
May 5, 2026  
June 2, 2026  
August 4, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood  
District Manager  
September 12, 2025

25-01911P

FIRST INSERTION
<b>Notice of Meetings</b> <b>Fiscal Year 2025/2026</b> <b>Zephyr Lakes Community Development District</b>

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Zephyr Lakes Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The meeting dates are as follows:

October 6, 2025  
November 3, 2025  
December 1, 2025  
January 5, 2026  
February 2, 2026  
March 2, 2026  
April 6, 2026  
May 4, 2026  
June 1, 2026  
July 6, 2026  
August 3, 2026

September 1, 2026 (moved to first Tuesday due to Labor Day Holiday)  
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management  
September 12, 2025

25-01914P

FIRST INSERTION
<b>BOARD OF SUPERVISORS MEETING DATES</b> <b>CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT</b> <b>FOR THE FISCAL YEAR 2025-2026</b>

The Board of Supervisors (“Board”) of the Concord Station Community Development District (“District”) will hold their regular meetings for Fiscal Year 2026 at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O’ Lakes, Florida 34638, on the second Thursday of every month at 6:30 p.m. unless otherwise indicated as follows:

October 9, 2025  
November 13, 2025  
December 11, 2025  
January 8, 2026  
February 12, 2026  
March 12, 2026  
April 9, 2026  
May 14, 2026  
June 11, 2026  
July 9, 2026  
August 13, 2026  
September 10, 2026

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, FL 32746 (“District Manager’s Office”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800- 955-8770 (Voice), for aid in contacting the District Office.

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

Patricia Thibault  
District Manager  
September 12, 2025

25-01958P

FIRST INSERTION
<b>Notice of Meetings Fiscal Year 2025/2026</b> <b>Wesbridge Community Development District</b>

The Board of Supervisors of the Wesbridge Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. at 5:30 p.m., on the dates as follows:

October 20, 2025  
November 17, 2025  
December 15, 2025  
January 20, 2026  
February 17, 2026  
March 16, 2026  
April 20, 2026  
May 18, 2026  
June 15, 2026  
July 20, 2026  
August 17, 2026  
September 21, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

District Manager  
September 12, 2025

25-01913P

FIRST INSERTION
<b>NOTICE OF PUBLIC MEETING DATES</b> <b>WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT</b>

The Board of Supervisors of the Waters Edge Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Waters Edge Clubhouse, located at 9019 Creedmore Lane, New Port Richey, FL 34654 at 3:30 p.m., (\*with the exception of the months January, March, May and July to be held at 5:00 p.m.) on the dates as follows:

October 23, 2025  
November 20, 2025  
December 18, 2025  
January 22, 2026  
February 26, 2026  
March 26, 2026  
April 23, 2026  
May 28, 2026  
June 25, 2026 \*5:00 p.m.  
July 23, 2026 \*5:00 p.m.  
August 27, 2026  
September 24, 2026

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 994-1001, or by visiting the District’s website: https://www.watersedgecd.org/

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. 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 meeting is advised that 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.

Angela Savinon  
District Manager  
September 12, 2025

25-01912P

---

TAX DEEDS

---

FIRST INSERTION
<b>Notice of Application for Tax Deed</b> <b>2025XX000042TDAXXX</b>

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

Certificate #: 1811552  
Year of Issuance: 06/01/2019  
Description of Property:  
31-26-16-0120-00A00-0100  
PAPPAS COLONY SUB PB 5 PG 4 THE SOUTH 140.00 FT OF THE FOLLOWING DESC: BEG AT SW COR OF LOT 9 BLOCK “A” TH ALG WLY BDY LINE OF PAPAS COLONY SUBDIVISION ALSO BEING THE ELY BDY LINE OF PAPAS COLONY SUBDIVISION SECOND ADDITION PB 4 PG 62 TH N01DEG 21’42”E 245.00 FT TH S88DEG 38’ 10”E (G) 22.10 FT TH S00DEG 22’ 06”E 245.11 FT TO POINT ON THE SLY BDY LINE OF SAID LOT 9 BLOCK “A” TH N88DEG 38’18”W 29.50 FT TO POB OR 8127 PG 1074

Name(s) in which assessed: LEE DEAN OVERMYER  
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

August 26, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
September 12, 2025

25-01918P

FIRST INSERTION
<b>Notice of Application for Tax Deed</b> <b>2025XX000097TDAXXX</b>

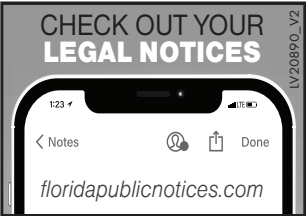
NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100905  
Year of Issuance: 06/01/2022  
Description of Property:  
35-24-21-0030-00600-0030  
ADVERSE POSSESSION CARVER HEIGHTS ADDITION NO 2 PB 4 PG 58 LOT 3 BLOCK 6  
Name(s) in which assessed: RUBY ADAMS  
MELVIN ADAMS  
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.

August 26, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
September 12, 2025

25-01919P





---

PUBLIC SALES

---

FIRST INSERTION	
<b>NOTICE OF REGULAR MEETING AND NOTICE OF PUBLIC HEARING TO ADOPT AMENDMENTS TO THE FEES (AND POTENTIALLY RULES) FOR USAGE OF THE FACILITIES OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT</b>	
A public hearing will be conducted by the Board of Supervisors of the Meadow Pointe II Community Development District on Wednesday, October 1, 2025, during a regular meeting of the Board of Supervisors beginning at 6:30 p.m. at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543.	
In accordance with Chapters 120 and 190, Florida Statutes (2025), as amended, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider amendments to the fees (and potentially rules) relating to the usage of the District's facilities at the Meadow Pointe II Community Development District. The proposed changes may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.	
Legal authority for the amendments, and the provisions of the Florida Statutes being implemented, includes Chapters 120 and 190, Florida Statutes, generally, and Sections 190.011, 190.035, and 120.54, Florida Statutes (2025), as amended.	
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541, Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.	
Copies of the currently proposed amendments may be obtained by contacting Jayna Cooper, District Manager, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, Florida 33544 (813-991-1109). On the 5th day of September 2025, a Notice of Rule Development was published in the Business Observer.	
The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the hearing/meeting. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting/hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the meeting/hearing because of a disability or physical impairment should contact the District at the address and number below.	
One or more Supervisors may participate by telephone. At the above location, there will be a speaker telephone so that Supervisors and Staff can attend at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.	
Jayna Cooper District Manager September 12, 2025	25-01916P

FIRST INSERTION	
<b>BOARD OF SUPERVISORS MEETING DATES LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026</b>	
The Board of Supervisors of the Long Lake Ranch Community Development District will hold the Regular meetings of the Fiscal Year 2025-2026 at Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz FL 33558, at 6P.M. at the dates indicated as follows:	
Thursday, October 2, 2025 Thursday, November 6, 2025 Thursday, December 4, 2025 Wednesday, January 7, 2026 Thursday, February 5, 2026 Thursday, March 5, 2026 Thursday, April 2, 2026 Thursday, May 7, 2026 Thursday, June 4, 2026 Thursday, July 2, 2026 Thursday, August 6, 2026 Thursday, September 3, 2026	
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Anchor Stone Management, 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746 or by calling (407) 698-5350 ("District Office").	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 698-5350 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Patricia Thibault District Manager September 12, 2025	25-01959P

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ready Accept located at 8226 Summer Brook Ct, in the County of Pasco, in the City of Land O Lakes, Florida 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Land O Lakes, Florida, this 08 day of September, 2025.	
READY ACCEPT LLC September 12, 2025	25-01923P

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Wellplus Medical Group located at 6151 Fort King Rd. in the City of Zephyrhills, Pasco County, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of September, 2025.	
B.S. Bedi, M.D., P.A. September 12, 2025	25-01962P

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pool Pros Construction located at 13050 Curley Rd in the City of Dade City, Pasco County, FL 33525 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Tampa, Florida, this 8th day of September, 2025.	
Pool Pros of Central Florida LLC September 12, 2025	25-01925P

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Family Walk In Clinic located at 6151 Fort King Rd. in the City of Zephyrhills, Pasco County, FL 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of September, 2025.	
B.S. Bedi, M.D., P.A. September 12, 2025	25-01961P

FIRST INSERTION	
<b>NOTICE OF PUBLIC MEETING DATES COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT</b>	
The Board of Supervisors of the Country Walk Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Country Walk Clubhouse located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543 at 6:00 p.m. on the dates as follows:	
October 9, 2025 October 23, 2025 (State of the Community Workshop) November 13, 2025 December 11, 2025 January 08, 2026 February12, 2026 March 12, 2026 April 2, 2026 (Budget Workshop) April 9, 2026 May 14, 2026 June 11, 2026 July 9, 2026 August 13, 2026 September 10, 2026	
There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or by calling the District Manager at 813-994-1001.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. 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 meeting is advised that 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.	
Angela Savinon District Manager September 12, 2025	25-01920P

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b>	
United of Pasco Self Storage, U-Stor Ridge Rd., and U-Stor Zephyrhills will be held on September 30th, 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.	
<b>U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM</b>	
B120	Christianna Milton
<b>Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668</b>	
D16	Eduard Blanco
F27	Melvin Nye
<b>Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541</b>	
I6	Mary Baker
F27	John Bueno
H7	Kenneth Collins
D41AC	Darrell Currington
G77AC	Jonathan Dominguez
C50	Angel Rodriguez
I9	Kelli Sargent
C51	Tonya Sei
D7	Regina M. Sones
September 12, 19, 2025	25-01926P

FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW</b>	
<b>Pursuant to F.S. §865.09</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Vital Momentum Consulting, located at 8144 Carlton Ridge drive, in the City of Land O Lakes, County of Pasco, State of FL, 34638, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated this 5 September, 2025.	
Circular Exploration Consulting LLC 8144 Carlton Ridge drive Land O Lakes, FL 34638	
September 12, 2025	25-01921P

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b>	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Find-Cannabis.com located at 13615 Tyrone St, in the County of Pasco, in the City of Hudson, Florida 34667 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.	
Dated at Hudson, Florida, this 08th day of September, 2025.	
GREEN FUSION INVESTMENTS LLC September 12, 2025	25-01924P

FICTITIOUS NAME NOTICE	
This notice is hereby given that Fern Wellness Inc., owner, is desiring to engage in business under the fictitious names of Degree Wellness Lutz in Pasco Co., Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
September 12, 2025	25-01922P

FIRST INSERTION	
<b>BOARD OF SUPERVISORS MEETING DATES ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2026</b>	
The Board of Supervisors of the Zephyr Ridge Community Development District will hold their workshops and regular meetings for the Fiscal Year 2026 at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542 at 5:00 p.m. on the 4th Monday of each month unless otherwise indicated as follows:	
October 27, 2025 November 24, 2025 January 26, 2026 February 23, 2026 March 23, 2026 April 27, 2026 May 18, 2026* (3rd Monday) June 22, 2026 July 27, 2026 August 24, 2026 September 28, 2026	
The meetings and workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting or workshop may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619 ("District Office").	
A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. No official actions or decisions will be made at workshops. There may be occasions when one or more Supervisors will participate by telephone.	
Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that, accordantly, 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.	
Brian Young District Manager September 12, 2025	25-01915P

FIRST INSERTION

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“Board”) for the Riverwood Estates Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE:October 2, 2025

TIME:9:00 a.m.

LOCATION:Hampton Inn & Suites by Hilton Tampa/Wesley Chapel  
2740 Cypress Ridge Blvd.  
Wesley Chapel, Florida 33544


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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment
Assessment Area One – On-Roll Assessments*			
SF 45’	133	1.0	\$1,056.42
SF 55’	210	1.0	\$1,056.42
SF 65’	64	1.0	\$1,056.42
Assessment Area Two – Off- Roll Assessments			
SF 45’	57	1.0	121.06
SF 55’	371	1.0	121.06
SF 65’	157	1.0	121.06

\*includes collection costs and early payment discounts

<b>NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT RESIDENTIAL UNIT ("ERU") FACTORS, AND O&amp;M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.</b>	
The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.	
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.	
<b>Additional Provisions</b>	
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://riverwoodestatesdcd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.	
Any person requiring special accommodations at the public hearings 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 hearings 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.	
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager	
September 12, 2025	25-01960P

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

Business  
Observer

FLORIDA'S BUSINESS OBSERVER FOR THE SOUTH  
11/20/2025 8:36 AM



--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (“Board”) of the SageBrush Community Development District (“District”) will hold a regular meeting and public hearing on Tuesday, October 14, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, Florida 33558.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Special Assessment Allocation Report dated June 9, 2025. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated June 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$50,000,000 principal in debt, including interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)							
PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INST.LMT. (2)(3)
Single Family 40'	400	0.80	320	44%	\$22,099,448	\$55,249	\$1,990,025
Single Family 50'	404	1.00	404	56%	\$27,900,552	\$69,061	\$2,513,164
TOTAL	804		724	100%	\$50,000,000		\$4,503,789

(1) Represents maximum assessments for the District and allocated by EAU.  
(2) Product total shown for illustrative purposes only and are not fixed per product type.  
(3) Includes estimated Pasco County collection cost/payment discounts, which may fluctuate.

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

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

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 813-933-5571 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Scott Brizendine, District Manager

RESOLUTION NO. 2025-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the SageBrush Community Development District (the “District”) has determined to construct and/or acquire certain public improvements (the “Project”) set forth in the plans and specifications described in the Report of the District Engineer dated June 2025 (the “Engineer’s Report”), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Tampa, Florida 33614 (the “District Office”); and

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

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

Debt Assessments; and

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

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

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

The foregoing recitals are hereby incorporated as the findings of fact of the Board.

The Debt Assessments shall be levied to defray all of the costs of the Project.

The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

The general locations of the Project are as shown on the plans and specifications referred to above.

As stated in the Engineer’s Report, the estimated cost of the Project is approximately \$38,293,200 (hereinafter referred to as the “Estimated Cost”).

As stated in the Assessment Report, the Debt Assessments will defray approximately \$50,000,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed capital improvement revenue bonds, to be issued in one or more series.

The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:

For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.

For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.

The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.

There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

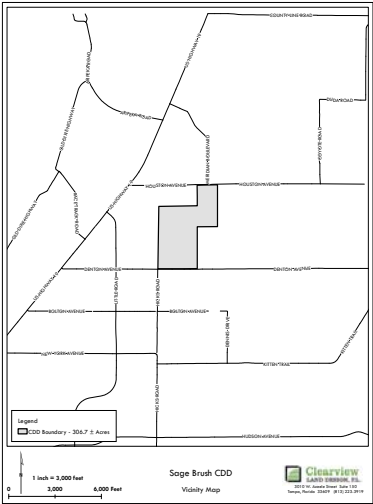
In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 26, 2025.

Attest:

/s/ Scott Brizendine  
Printed Name: Scott Brizendine  
Secretary/Assistant Secretary

SageBrush  
Community Development District  
/s/ Kelly Evans  
Name: Kelly Evans  
Title: Chair of the Board of Supervisors



September 12, 19, 2025

25-01917P

FIRST INSERTION

NOTICE TO CREDITORS  
(Formal Administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 2025-CP-001107  
IN RE: ESTATE OF  
WILLARD W. FEE,  
Deceased.

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

The administration of the estate of WILLARD W. FEE, deceased, whose date of death was October 5, 2023, and whose social security number is XXX-XX-8584, 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.

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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221.

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 THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE (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 September 12, 2025.

/s/ Debra Johnston  
DEBRA JOHNSTON,  
As Personal Representative  
Attorney and Personal Representative  
Giving Notice:

/s/ Steven E. Gurian  
STEVEN E. GURIAN, ESQ.,  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive, 18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail:  
SG@EasyEstateProbate.com  
Florida Bar No. 101511  
September 12, 19, 2025 25-01940P

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
512025CP001307CPAXWS  
Division J

IN RE: ESTATE OF  
WILLIAM R. SHERWOOD,  
JR. AKA WILLIAM RUSSEL  
SHERWOOD, JR.  
Deceased.

The administration of the estate of WILLIAM R. SHERWOOD, JR. AKA WILLIAM RUSSEL SHERWOOD, JR., deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: September 12, 2025.

Personal Representative:  
MARGARET G. SHERWOOD  
206 East 81st Street, Apt. 4C  
New York, New York 10028  
Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.

Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail:  
jenny@siegcolelaw.com  
Secondary E-Mail:  
eservice@siegcolelaw.com  
September 12, 19, 2025 25-01945P

FIRST INSERTION

NOTICE OF SALE UNDER F.S.  
CHAPTER 45

IN THE COUNTY COURT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO. 2023CC003986

WESBRIDGE HOMEOWNERS  
ASSOCIATION, INC., a Florida  
Not-For-Profit Corporation,  
Plaintiff, vs.  
HERBERT ANDREWS II,  
UNKNOWN SPOUSE OF  
HERBERT ANDREWS II &  
ANY UNKNOWN PERSON(S) IN  
POSSESSION,  
Defendants.

Notice is given that under a Final Summary Judgment dated August 19, 2025, and in Case No. 2023CC003986 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which WESBRIDGE HOMEOWNERS ASSOCIATION, INC., the Plaintiff and HERBERT ANDREWS III the Defendant(s), the Pasco County Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 a.m. on November 12, 2025, the following described property set forth in the Final Summary Judgment::

Lot 4, Block 18, Wesbridge Phase 4, according to the plat thereof, as recorded in Plat Book 83, Pages 69 through 74 of the Public Records of Pasco County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

WITNESS my hand this 3rd day of September 2025.

By: /s/ Karen J. Wonsetler  
Karen J. Wonsetler, Esq.  
Florida Bar No. 140929  
WONSETLER & WEBNER, P.A.  
717 North Magnolia Avenue  
Orlando, FL 32803  
Primary E-Mail for service:  
Pleadings@kwpalaw.com  
Secondary E-Mail:  
office@kwpalaw.com  
(P) 407-770-0846 (F) 407-770-0843  
Attorney for Plaintiff  
September 12, 19, 2025 25-01935P

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

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.

lv20890\_v5



---

ESTATE

---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP001328CPAXES**  
**IN RE: ESTATE OF**  
**KRISTEN ANN ERIKSEN,**  
**A/K/A KRISTEN A. ERIKSEN,**  
**A/K/A KRISTEN ERIKSEN**  
**Deceased.**

The administration of the estate of Kristen Ann Eriksen, a/k/a Kristen A. Eriksen, a/k/a Kristen Eriksen, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Ste. 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 September 12, 2025.

**Personal Representative:**  
**William M. Koch, Sr.**  
371 Walnut Hill Rd.  
Millersville, Pennsylvania 17551  
Attorney for Personal Representative:  
Number range CHAPTER Judy Karniewicz  
Florida Bar Number: 694185  
1211 W Fletcher Ave  
Tampa, Florida 33612  
Telephone: (813) 962-0747  
Fax: (813) 962-0741  
E-Mail: judy@tklg.net  
Secondary E-Mail: liza@tklg.net  
September 12, 19, 2025 25-01941P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP001466CPAXES**  
**IN RE: ESTATE OF**  
**JUDITH BRAND A/K/A JUDITH K.**  
**BRAND A/K/A JUDITH**  
**KACZMAREK BRAND**  
**Deceased.**

The administration of the estate of Judith Brand a/k/a Judith K. Brand a/k/a Judith Kaczmarek Brand, deceased, whose date of death was September 30, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 September 12, 2025.

**Stephen G. Kaczmarek**  
**Personal Representative**  
10832 Rain Lilly Pass  
Land O' Lakes, FL 34638  
Rebecca Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
karen@delzercoulter.com  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
September 12, 19, 2025 25-01938P

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR PASCO  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 51-2025-CP-1181-WS**  
**IN RE: ESTATE OF**  
**SALLY ANN NIDA**  
**Deceased.**

The administration of the estate of SALLY ANN NIDA, deceased, whose date of death was March 4, 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, 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 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 September 12, 2025.

**Personal Representative:**  
**KATHERINE N. LITTLEFIELD**  
11508 Joshua's Bend Dr.  
Tampa, Florida 33612  
Attorney for Personal Representative:  
DONALD R. PEYTON  
Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
September 12, 19, 2025 25-01944P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1428**  
**IN RE: ESTATE OF**  
**CAROL J. DONERO**  
**AKA CAROL JEAN DONERO**  
**Deceased.**

The administration of the estate of Carol J. Donero aka Carol Jean Donero, deceased, whose date of death was August 3, 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 upon 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. The written demand must be filed with the clerk.

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 September 12, 2025.

**Dianne T. Henry**  
**Personal Representative**  
7220 Fairwood Avenue  
New Port Richey, FL 34653  
Rebecca Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
karen@delzercoulter.com  
Florida Bar No. 0223440  
Delzer, Coulter & Bell, P.A.  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
September 12, 19, 2025 25-01937P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number: 2025CP000910**  
**IN RE: ESTATE OF**  
**LINDA FRANCIS CARLEO,**  
**Deceased.**

The administration of the Estate of Linda Francis Carleo, Deceased, whose date of death was February 10, 2024, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 the 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 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is September 12, 2025.

**Personal Representative:**  
**MARCELLA CARLEO**  
14937 SHERMAN WAY  
VAN NUYS, CA 91405  
Attorney for Personal Representative:  
BARRY A. DIAMOND, #471770  
LAW OFFICES OF  
BARRY A. DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive, Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
September 12, 19, 2025 25-01939P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
**File No. 2025CP001392CPAXWS**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF**  
**LINDA G. COX**  
**Deceased.**

The administration of the estate of Linda G. Cox, deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 September 12, 2025.

**Personal Representative:**  
**Cynthia A. Gonzalez**  
8039 Hutchinson Drive  
New Port Richey, Florida 34653  
Attorney for Personal Representative:  
Rodolfo Suarez, Jr. Esq.,  
Attorney  
Florida Bar Number: 013201  
9100 South Dadeland Blvd, Suite 1620  
Miami, Florida 33156  
Telephone: 305-448-4244  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
September 12, 19, 2025 25-01948P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR  
PASCO COUNTY, FLORIDA  
**Case No. 2025-CP-001354CPAXWS**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF**  
**BERNADINE ANN LITWAK**  
**Deceased.**

The administration of the estate of Bernadine Ann Litwak, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. 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 September 12, 2025.

**Personal Representative:**  
**Diane Pikos**  
201 Shore Drive  
Palm Harbor, Florida 34684  
Attorney for Personal Representative:  
/s/ Spiro J. Verras  
Spiro J. Verras, Esq.  
Attorney  
Florida Bar Number: 479240  
31640 US Highway 19 N, Suite 4  
Palm Harbor, Florida 34684  
Telephone: (727) 493-2900  
Fax: (888) 908-5750  
Email: spiro@verras-law.com  
Secondary Email:  
contact@verras-law.com  
September 12, 19, 2025 25-01950P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR  
PASCO COUNTY, FLORIDA  
**Case No. 2025-CP-001215**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF**  
**ROBERT L. DUNCAN JR.**  
**Deceased.**

The administration of the estate of Robert L. Duncan Jr., deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. 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 September 12, 2025.

**Personal Representative:**  
**Susan H. Duncan**  
4425 Harborpointe Drive  
Point Richey, Florida 34668  
Attorney for Personal Representative:  
/s/ Spiro J. Verras  
Spiro J. Verras, Esq.  
Attorney  
Florida Bar Number: 479240  
31640 US Highway 19 N, Suite 4  
Palm Harbor, Florida 34684  
Telephone: (727) 493-2900  
Fax: (888) 908-5750  
Email: spiro@verras-law.com  
Secondary Email:  
contact@verras-law.com  
September 12, 19, 2025 25-01949P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.:**  
**51-2025-CA-000082-CAAX-WS**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND**  
**ALL OTHERS WHO MAY CLAIM**  
**AN INTEREST IN THE ESTATE**  
**OF JORGE OLIVERA; DISCOVER**  
**BANK; FLORIDA HOUSING**  
**FINANCE CORPORATION; PASCO**  
**COUNTY, FLORIDA CLERK OF**  
**COURT; STATE OF FLORIDA**  
**DEPARTMENT OF REVENUE;**  
**JULIA P. CAVALIER A/K/A JULA**  
**P. OLIVERA; JORGE MAGNUSSEN**  
**OLIVERA; UNKNOWN TENANT**  
**IN POSSESSION OF THE**  
**SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 29 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 374, VIRGINIA CITY UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 4037 LAS VEGAS DR, NEW PORT RICHEY, FL 34653

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.

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 04 day of September 2025.

By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO  
FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-02868  
September 12, 19, 2025 25-01929P

PUBLISH YOUR LEGAL NOTICE

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

941-906-9386



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-001673  
**IN RE: ESTATE OF DREKA ANDREWS MCKAY Deceased.**

The administration of the estate of Dreka Andrews McKay, deceased, whose date of death was June 4, 2024, 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.

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 September 12, 2025.

**Personal Representative:**  
**Charles A. McKay**  
252 Brentwood Drive  
Austin, TX 78737  
Attorney for Personal Representative:  
LaShawn Strachan, Esquire  
Florida Bar Number: 0321760  
10150 Highland Manor Dr., Suite 200  
Tampa, FL 33610  
Telephone: (813) 606-4111  
Fax: (813) 606-4112  
E-Mail: lstrachanesq@msn.com  
September 12, 19, 2025 25-01946P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP001337CPAXWS  
**IN RE: ESTATE OF JARRED R. GERSTEIN Deceased.**

The administration of the Estate of JARRED R. GERSTEIN, deceased, File Number 2Q25CP001337CPAXWS, 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 decedent's date of death is 8/31/2024. 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 the first publication of this Notice is September 12, 2025.

**Person Giving Notice**  
**JENNIFER M. KING**  
**Personal Representative**  
4818 Phoenix Avenue  
Holiday, FL 34690  
Attorney for Personal Representative:  
Cynthia E. Orozco  
Florida Bar No. 449709  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727) 346-9616  
email: cattomeyl@tampabay.rr.com  
September 12, 19, 2025 25-01943P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No: 25-CP-000730**  
**IN RE: ESTATE OF LORI J. STONE Deceased.**

The administration of the estate of LORI J. STONE, deceased, Case No:25-CP-000730 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida. 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 the decedent's estate, including unmaturred, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE EARLIER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 12, 2025.

**TIA BLICK**  
**Personal Representative**  
6005 Tealside Ct  
Lithia, FL 33547  
/s/ Derek t. Matthews  
TIA BLICK DEREK T. MATTHEWS, ESQUIRE  
Fla. Bar No: 1000992  
David H. Page, Esquire  
Fla. Bar No: 1049323  
Kaitlyn N. Beasley, Esquire  
Fla. Bar No.: 1044518  
Matthews Law & Associates  
1091 E Brandon Blvd.  
Brandon, Florida 33511  
813/588-5305  
Email:  
dmatthews@matthewslawpa.com  
and denise@matthewslawpa.com  
Attorneys for Petitioners  
September 12, 19, 2025 25-01942P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-001281  
**IN RE: ESTATE OF COLLEEN ANN PARRISH, A/K/A COLLEEN A. PARRISH, Deceased.**

The administration of the estate of Colleen Ann Parrish, a/k/a Colleen A. Parrish, deceased, whose date of death was August 29, 2024, 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.

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 September 12, 2025.

**Personal Representative:**  
**Jacquelyn S. Bruner, Petitioner**  
60 Morning Dove Place  
Oldsmar, FL 34677  
Attorney for Personal Representative:  
Sabrina L. Casagrande, Esq.  
Florida Bar Number: 107163  
Stross Law Firm, P. A.  
1801 Pepper Tree Dr.  
Oldsmar, FL 34677  
Telephone: (813) 852-6500  
E-Mail: scasagrande@strosslaw.com  
Secondary E-Mail:  
vadams@strosslaw.com  
September 12, 19, 2025 25-01947P

**ORDER TO SHOW CAUSE FOR ENTRY OF FINAL JUDGMENT OF MORTGAGE FORECLOSURE**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION:  
**CASE NO.: 2025CA002204CAAXWS**  
**FLAGSTAR BANK, N.A., Plaintiff, v. MARLENE E. LEE; SUNNOVA TE MANAGEMENT LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF MARLENE E. LEE; UNKNOWN TENANT Defendants.**

This cause of action having come from the court upon Plaintiff's, FLAGSTAR BANK, N.A., Motion for Order to Show Cause for entry of Final Judgment of Mortgage Foreclosure pursuant to §702.10(1)(a) Florida Statutes and the court having reviewed the Motion and the Verified Complaint, and being otherwise fully advised in the premises, it is therefore

ORDERED AND ADJUDGED:that  
1. Defendants, MARLENE E. LEE; SUNNOVA TE MANAGEMENT LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND UR-

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2023CA004192CAAXWS**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DONALD G. GARY AND JILL M. GARY, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2025, and entered in 2023CA004192CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and DONALD G. GARY; JILL M. GARY; REGIONS BANK; AUTUMN OAKS HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on November 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, AUTUMN OAKS UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE(S) 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 18502 WIND-ING OAKS BLVD, HUDSON, FL 34667

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 51-2024-CA-001023ES**  
**TRUIST BANK, Plaintiff, vs. GEREYMA FONTANA, et al., et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 14, 2024 in Civil Case No. 51-2024-CA-001023ES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein TRUIST BANK is Plaintiff and Geremy A Fontana, 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 25th day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, Block 2, FOX RIDGE - PLAT I, according to the plat thereof, as recorded in Plat Book 15, Pages 118 - 128, of the Public Records of Pasco County, Florida.  
Together with 1996 CLAS Mobile Home ID # JACFL16765A and

BAN DEVELOPMENT; UNKNOWN SPOUSE OF MARLENE E. LEE; UNKNOWN TENANT, shall appear at a hearing on foreclosure is set for: October 20, 2025, at 2:00 p.m. before the Honorable Kemba Lewis, Circuit Judge, via TELEPHONIC HEARING: 352-309-8039 you will hear music, stay on the line until your case is called. Our hearing line will accommodate up to 10 separate callers to show cause why the attached Final Judgment of Mortgage Foreclosure should not be entered in this cause against the Defendants. This hearing shall be referred to in this Order as the "Show Cause Hearing."

2. This order shall be served on the defendants in accordance with the Florida Rules of Civil Procedure and §702.10(1)(a)(9), to wit:

a. If the Defendants have been served with the Verified Complaint and original process has already been effectuated, service of this Order may be made in the manner provided in the Florida Rules of Civil Procedure.

b. If the Defendants have not been served with the Verified Complaint and original process, the Order to Show Cause, together with the Summons and a copy of the Verified Complaint, shall be served on the Defendants in the same manner as provided by the law for original process.

3. The filing of defenses by a motion, a responsive pleading, an affidavit, or

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 5 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
23-140942 - MiM  
September 12, 19, 2025 25-01932P

JACFL16765B.  
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, LLP  
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  
24-09503FL  
September 12, 19, 2025 25-01931P

FIRST INSERTION

other papers before the hearing to show cause that raise a genuine issue of material fact which would preclude the entry of summary judgment or otherwise constitute a legal defense to foreclosure shall constitute cause for the court not to enter final judgment.

4. Defendants have the right to file affidavits or other papers at the time of the Show Cause Hearing and may appear personally or by attorney at the Show Cause Hearing.

5. If a defendant files defenses by a motion, a verified or sworn answer, affidavits, or other papers or appears personally or by way of an attorney at the time of the hearing, the hearing time will be used to hear and consider whether the defendant's motion, answer, affidavits, other papers, and other evidence and argument as may be presented by the defendant or the defendant's attorney raise a genuine issue of material fact which would preclude the entry of summary judgment or otherwise constitute a legal defense to foreclosure. The court may enter an order of final judgment of foreclosure at the hearing and order the clerk of the court to conduct a foreclosure sale.

6. If a defendant fails to appear at the hearing to show cause or fails to file defenses by a motion or by a verified or sworn answer or files an answer not contesting the foreclosure, such defendant may be considered to have waived

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO: 25-CC-1905**  
**THE RESERVE AT MEADOW OAKS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, corporation, Plaintiff, vs. VIRGINIA ESCLUSA and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.**  
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Lot 54, RESERVE AT MEADOW OAKS, UNIT ONE, as per plat thereof, recorded in Plat Book 60, Page 32, of the Public Records of Pasco County, Florida With the following street address: 13613 Niti Drive, Hudson, Florida, 34669.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on October 23., 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION  
**CASE NO.: 2024-CA-001188**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, VS. JOANNE HUGHLEY, et al. Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on August 25, 2025 , in Case No. 2024-CA-001188, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, JOANNE HUGHLEY, UNKNOWN SPOUSE OF JOANNE HUGHLEY, CITY OF CLEARWATER, FLORIDA, BEXLEY HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A MATT GAINNEY and UNKNOWN TENANT #2 N/K/A CORRIE GAINNEY, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 9th day of October 2025, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK Y, BEXLEY SOUTH PARCEL 4 PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 31 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

the right to a hearing, and in such case, the court may enter a default against such defendant and, if appropriate, a final judgment of foreclosure ordering the clerk of the court to conduct a foreclosure sale.

7. If the mortgage provided for reasonable attorney fees and the requested fee does not exceed 3% of the principal amount owed at the time the Complaint is filed, the Court does not need to hold a hearing or adjudge the requested fee to be reasonable.

8. A copy of the proposed final judgment is attached.

9. Any final judgment of foreclosure entered pursuant to Section 702.10(1) Fla. Stat. shall be only for in rem relief; however, entry of such final judgment of foreclosure shall not preclude entry of an in personam money damages judgment or deficiency judgment where otherwise allowed by law.

DONE AND ORDERED in Pasco County, Florida this 15th day of August, 2025.

Electronically Conformed 6/11/2025  
Circuit Judge Kemba Lewis  
2025-CA-002204 8/15/2025 3:21:32  
CIRCUIT JUDGE  
\*Plaintiff to serve a copy of this order on all Defendants  
September 12, 19, 2025 25-01927P

FIRST INSERTION

the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 9th day of September, 2025.

s/ Stephan C. Nikoloff  
Stephan C. Nikoloff  
(Steve@associationlawfl.com)  
Bar Number 56592  
Attorney for Plaintiff  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
Telephone: (727) 738-1100  
September 12, 19, 2025 24-01936P

Also known as 16334 FREHLEY RUN, LAND O LAKES, FL 34638  
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 26th day of August 2025.  
Sokolof Remtulla, LLP  
By: /s/ Benjamin D. Ladouceur  
Benjamin D. Ladouceur, Esq.  
Bar No: 73863  
SOKOLOF REMTULLA, LLP  
6801 Lake Worth Road,  
Suite 100E,  
Greenacres, FL 33467,  
E-mail: pleadings@sokrem.com,  
Counsel for Plaintiff  
September 12, 19, 2025 25-01933P



--- ACTIONS / SALES ---

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 2024CA001409CAAXWS</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v.</b> <b>UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA LENTES, et al., Defendants.</b> TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAN-</p>	<p>IEL CORBETT SR. Last Known Address: Unknown UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA LENTES Last Known Address: Unknown LAURA PERSHING Last Known Address: 616 Shaffer Ave., Elizabeth, PA 15037 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Pasco County, Florida: Lot 2318, EMBASSY HILLS, UNIT NINETEEN; according to map or plat thereof recorded in Plat Book 16, Pages 87 - 88, Public Records of Pasco County, Florida including the buildings, appurtenances, and fixture located thereon. Property Address: 7421 Sandalwood Drive, Port Richey, FL 34668 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on Harris S. Howard, Esq., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before OCTOBER 14TH, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before</p>

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 this Court at Pasco, Florida, on this September 8, 2025.  
NIKKI ALVAREZ-SOWLES, ESQ.  
PASCO CLERK OF COURT  
(SEAL) BY: s/ Haley Joyner  
Deputy Clerk  
HARRIS S. HOWARD, ESQ.,  
HOWARD LAW GROUP,  
Plaintiff's attorney,  
4755 Technology Way,  
Suite 104  
Boca Raton, FL 33431  
September 12, 19, 2025 25-01930P

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 2025CA001869CAAXWS</b> <b>CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs.</b> <b>ALVIN BATISTA; KIMBERLY MARIE BATISTA, ET AL Defendants</b> To the following Defendant(s): ALVIN BATISITA (UNABLE TO SERVE AT ADDRESS) Last Known Address: 12130 LUFTBURROW LANE, HUDSON, FL 34669 Additional Address: 6612 WINDING OAK DR., TAMPA, FL 33625-4944 KIMBERLY MARIE BATISTA (CURRENT RESIDENCE UNKNOWN) Last Known Address: 12130 LUFTBURROW LANE, HUDSON, FL 34669 Additional Address: 7801 SYCAMORE DR., NEW PORT RICHEY, FL 34654-5642 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 33, VERANDAHS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 12130 LUFTBURROW LANE, HUDSON FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on</p>	<p>or before OCTOBER 14, 2025 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. This notice is provided to Administrative Order No. 2065. 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. WITNESS my hand and the seal of this Court this September 9, 2025 (SEAL) By Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller 2025CA001869CAAXWS 09-09-2025 03:44 PM Deputy Clerk: Shakira Ramirez Pagan J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 NS20699-25/cam September 12, 19, 2025 25-01956P</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA001293CAAXWS</b> <b>V.I.P. MORTGAGE, INC., Plaintiff, vs.</b> <b>RICK GOYT, et al., Defendant.</b> To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RICK GOYT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 34, BLOCK 1 SUMMER LAKES TRACTS 3, 4, AND 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 2 THROUGH 6, OF THE 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 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 Plaintiff's</p>	<p>attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BEFORE OCTOBER 14, 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 this Court this September 9, 2025 Nikki Alvarez-Sowles (SEAL) Pascou County Clerk &amp; Comptroller 2025CA001293CAAXWS 09-09-2025 03:20 PM Deputy Clerk: Shakira Ramirez Pagan MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11796FL September 12, 19, 2025 25-01955P</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2025-CA-001469</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.</b> <b>QUENTIN KRAMER, et al., Defendants.</b> TO: Nerijah Davis 4031 Chesswood Drive Holiday FL 34691 Nerijah Davis 2529 21st Avenue SW Largo, FL 33774 Unknown Spouse of Nerijah Davis 4031 Chesswood Drive Holiday FL 34691 Unknown Spouse of Nerijah Davis 2529 21st Avenue SW Largo, FL 33774 Quentin Kramer 4031 Chesswood Drive Holiday FL 34691 Quentin Kramer 2529 21 st Avenue SW Largo, FL 33774 Unknown Spouse of Quentin Kramer 4031 Chesswood Drive Holiday FL 34691 Quentin Kramer 2529 21st Avenue SW Largo, FL 33774 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 1024, Buena Vista Melody Manor Addition, according to the Plat thereof, recorded in Plat Book 8, Page(s) 111, of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written</p>	<p>defenses, if any, on Kendra J. Taylor, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. Due on or beofre 10/14/25 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. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 3rd day of September, 2025 (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 September 12, 19, 2025 25-01934P</p>

FIRST INSERTION	
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2024CA002444CAAXWS</b> <b>MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.</b> <b>ROY CHATRAW; UNKNOWN SPOUSE OF ROY CHATRAW; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b> NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed July 16, 2025 and entered in Case No. 2024CA002444CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and ROY CHATRAW; UNKNOWN SPOUSE OF ROY CHATRAW; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on OCTOBER 8, 2025, the following described property as set forth in said</p>	<p>Final Judgment, to wit: LOT 89, CYPRESS RUN AT MEADOW OAKS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 9th day of September 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane &amp; Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01025 NML V6.20190626 September 12, 19, 2025 25-01954P</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> N THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2025CA002204CAAXWS</b> <b>FLAGSTAR BANK, N.A., Plaintiff, vs.</b> <b>MARLENE E. LEE, et al., Defendants.</b> TO: MARLENE E. LEE 6340 HARRISON STREET, NEW PORT RICHEY, FL 34653 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE SOUTH 1/2 OF LOTS 7 AND 8, BLOCK 68, CITY OF NEW PORT RICHEY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before OCTOBER 14TH, 2025 a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court</p>	<p>either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs 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. WITNESS my hand and the seal of this Court this day of September 4, 2025. NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court Pasco County Clerk &amp; Comptroller Deputy Clerk: Shakira Ramirez Pagan September 12, 19, 2025 25-01928P</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2012-CA-3309-ES</b> <b>UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff, vs.</b> <b>ANTHONY R. LEMOS; DAWN D. LEMOS ALSO KNOWN AS DAWN LEMOS; 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; UNKNOWN PARTY #1, UNKNOWN PARTY #2, UNKNOWN PARTY #3, AND UNKNOWN PARTY #4 THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, Defendant(s).</b> NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Sale entered on August 1, 2025, in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court, will on OCTOBER 15, 2025 at 11:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property situated in Pasco County, Florida: COMMENCE AT THE NORTH-EAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE WEST 330 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 660 FEET, THENCE WEST 176 FEET, THENCE NORTH 332 FEET, THENCE EAST 155 FEET, THENCE NORTH 328 FEET, THENCE EAST 21 FEET TO THE POINT OF BEGINNING LESS EXIST-</p>	<p>ING ROAD RIGHT OF WAY, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 22 EAST, PASCO COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS: TOGETHER WITH 2002 MERT DOUBLEWIDE MOBILE HOME HAVING FLORIDA NUMBERS 0085165546 AND 0085165598 AND IDENTIFICATION NUMBERS FL-HMLCF163725416A AND FL-HMLCF163725416B. Property Address: 40150 Stewart Road, Zephyrhills, FL 33540 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: September 9, 2025 /s/ Annalise Hayes DeLuca Annalise Hayes DeLuca, Esq. Florida Bar No. 116897 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adeluca@mtglaw.com E-Service: servicefl@mtglaw.com September 12, 19, 2025 25-01952P</p>

SAVE TIME

Email your Legal Notice  
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/20/26







# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



## 3. Independent

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



## 4. Verifiable

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



### Types Of Public Notices

#### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

#### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

#### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

### Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



--- PUBLIC SALES / ESTATE / ACTION ---

SECOND INSERTION

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Woodcreek Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 26, 2025  
TIME: 12:30 PM  
LOCATION: Avalon Park West Amenity Center  
5060 River Glen Boulevard  
Wesley Chapel, Florida 33545

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://woodcreekdd.net/.

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

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

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

District Manager  
September 5, 12, 2025 25-01852P

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
512025CP001397CPAXES  
Division X  
IN RE: ESTATE OF  
SHARON ELIZABETH  
McLAREN, a/k/a SHARON E.  
McLAREN, a/k/a SHARON  
ELIZABETH ALBANESIUS,  
a/k/a SHARON E. SCHAPPELL,  
Deceased.

The administration of the estate of SHARON ELIZABETH McLAREN, a/k/a SHARON E. McLAREN, a/k/a SHARON ELIZABETH ALBANESIUS, a/k/a SHARON E. SCHAPPELL, deceased, whose date of death was June 26, 2025, 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, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

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

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

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative:  
DANIEL SHEA, JR.  
6625 Aspen Court  
Zephyrhills, FL 33542  
Attorney for Personal Representative:  
STEPHEN D. CARLE, Attorney  
Florida Bar Number: 0213187  
HODGES & CARLE, P.A.  
38410 North Avenue  
P. O. Box 548  
Zephyrhills, FL 33539-0548  
Telephone: (813) 782-7196  
Fax: (813) 782-1026  
E-Mail: hodgescarle@hotmail.com  
Sept. 5, 12, 2025 25-01874P

SECOND INSERTION

NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF THE  
STATE OF FLORIDA IN AND FOR  
PASCO COUNTY  
2023DP000134DPAXWS-26  
In the Interest of:  
B.C., DOB: 06/08/2022  
B.C. DOB: 06/16/2018  
Minor Children.  
TO: Udit Desai  
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 Udit Desai and commitment of B.C. and B.C. to the State of Florida 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 October 14th, 2025, at 10:30 am EST.

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

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

COURT WILL APPOINT ONE FOR YOU.

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

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

(SEAL)  
BRUCE BARTLETT,  
State Attorney  
Sixth Judicial Circuit of Florida  
By: /s/ Daniel Bohannon  
Assistant State Attorney  
Bar No. 1054433  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 847-8158  
WITNESS my hand as a Clerk of said court and the Seal thereof, this 27th day of August, 2025.  
Office of Nikki Alvarez-Sowles, Esquire  
CLERK AND COMPTROLLER  
By: Karen S. Papadopoulos  
Deputy Clerk  
Sept. 5, 12, 19, 26, 2025 25-01880P

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 September 23, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line September 12, 2025, at 6:00am and ending September 23, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Galonda Collins	154
Kalliopi Lempidakis	193
Margarita Palma Bernal	303
Sept. 5, 12, 2025	25-01881P

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of HERBERT T. COULTHARD will, on September 17, 2025, at 10:00 a.m., at 6027 Minerva St., Lot 127, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1963 TAMP MOBILE HOME,  
VIN: 2126, TITLE NO.: 0009741101  
and all other personal property located therein

PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#25587-108)  
September 5, 12, 2025 25-01853P

SECOND INSERTION

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 22, 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.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

**Time: 09:00 AM**

**Sale to be held at www.storage treasures.com.**

1147 - Prowell, Teresa; 1234 - OBrien, Kelly; 1239 - hebert, Casey; 1251 - Valenzano, Kimberly; 1256 - Hardin, Waylon; 2218 - Honecker, Tina; 2251 - Cummings, Karen; 2296 - Daughtry, Stormey L; 3129 - Stampoulis, Patricia; 3147 - Schloss, Roxanne; 3158 - otten, Richard; 5005 - HURST, JOSEPH; 5006 - Irvin, Anthony; 5137 - Allain, Heather; 6003 - Bias, Ronald; 6016 - velez, sam; 7026 - Davis, Daniel

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

**Time: 10:00 AM**

**Sale to be held at www.storage treasures.com.**

01010 - Brooker, Carla; 01022 - Crepin, Ralf; 01033 - Hall, Cyric; 01072 - Rush, LaShawn; 01122 - Oetker, Robert; 02028 - Rodriguez, Frances; 02054 - Velazquez, Victor; 02105 - Mendez, Dionne; 02138 - Pansey, Roy; 03123 - Schlechty, Ashley; 03129 - Camacho, Ricardo; 03139 - Ray, Michael; 03182 - Cruz, Ashlie; 03194 - Alas, Nikolai; 03204 - Danko, Brittany; 04003 - Velazquez, Victor; 04066 - Nicoletti, Soledad; 04099 - Brunner, Matthew; 04104 - Dorris, Charquenetta; 04111 - alvarez, imani; 04127 - Daye, Raven; 04139 - Williams, Olivia; 04185 - Henderson, Kemuel; 04216 - Long, Jacqueline

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

**Time: 10:15 AM**

**Sale to be held at www.storage treasures.com.**

041 - Devine, Kelly; 072 - Paulo, Amanda; 204 - drake, Joseph; 228 - Gauthier, Rebecca; 310 - Melvin, Steven; PC005 - Lopez, Ermen; RV011 - Marshall, Jennifer

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

**Time: 10:45 AM**

**Sale to be held at www.storage treasures.com.**

11072 - Andrews, Gregory; 11085 - Applin, Kelly; 11093 - Bell, Heather; 11094 - Rivera, Sherri; 11107 - Hopkins, Kenneth; 11117 - bamberg, maitayvia; 11177 - Bates, Jennifer; 11180 - Wallace, Christine; 11190 - Layne, Ryann; 11192 - Lakes, Dakota; 11285 - clark, Paul; 11289 - Thibault, Cody; 11290 - Desai, Vandna; 11296 - ghougassian, Daniel; 11298 - Duke, Angelina; 12036 - komorowski, Stephanie; 12041 - Nelson, Mary; 12068 - Walker, Melissa; 12085 - Torres, Tabitha; 12121 - Dublin, Shynesha; 12124 - Nieves, Felix; 12147 - Searcy, Lashanda; 12169 - Hess, Melinda; 12230 - Woods, Shana N; 12232 - Coleman, Monica; 12267 - Reyes, Alabran; 13008 - Clower, Dawn; 13029 - Heredia, Roberto; 13080 - Carver, April; 13121 - jackson, toby; 13230 - Dangialosi, Mark; 13256 - Finocchiaro, Jocelyn; 13305 - Collins, Jacques; 13310 - Hanlon, Brittinni Miranda; 13346 - Powers, David; B108 - vargas, yanessa; B211 - Demarchi, Gordon Edward; B231 - kelly, Kaily; C104 - McKinnon, Kendra; C112 - Adkins, Michele; C210 - Mason, Gilbert; C228 - wallace, Ronald; C229 - Boone, Kim; C255 - Evans, Ronald; C258 - Stalnaker, Brett; C303 - Young, Jerrell; C321 - Newkirk, Mikayla; C373 - Moore, Misty; C380 - McBride, Sydney; D163 - lewandowski, Sarah; D256 - Scheck, Julia; D258 - Taylor, Erik; D332 - Hall, Emanuel; P139 - goad, anthony

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

**Time: 11:30 AM**

**Sale to be held at www.storage treasures.com.**

1942 - Atwater, Joel; 2206 - Moralevitz, David M; 2504 - Auberón, Arabella

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

**Time: 11:45 AM**

**Sale to be held at www.storage treasures.com.**

A0019 - Dorce, Ashley; A0044 - manzi, Robin; A0048 - hansen, David; A0060 - Colon, Dasel; C1027 - Merrell, Lavonne; C1036 - Wilcoxson, Erika; E1113 - Meyers, William; E1131 - Hackett, Evelyn; E1133 - Gonzalez, Angel; E1153 - Del Rio, Betsy; E1168 - Whipkey, Heather; E1204 - Durham, Barry; E1238 - Gemalsky, Eonna; E2216 - Sharpe, Dennis; E2247 - Johnston, Brianna; E2262 - Acuna, Hector; E2284 - Lake, Terrance; E2296 - Quintero, Enid; E2321 - Somerville, Maryjane; E2326 - Young, Kristin; E2335 - Wilson, Robert; E2360 - Irizarry, Raymond

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

**Time: 12:00 PM**

**Sale to be held at www.storage treasures.com.**

0A114 - Cruz, Romeo; 0A141 - Evans, Andrew; 0A160 - Popovich, George; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0A233 - Fernandez, David; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B008 - Shackett, Sarah; 0B012 - Brown, Zaniya; 0B032 - Alligood, Amy; 0B039 - Mcgovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B050 - Goodrich, Kaitlyn; 0C007 - Nielsen, Eric; 0C033 - Piasecki, Christie; 0C045 - Darst, Joseph; 0C134 - Colondres, Jorge; 0D001 - Popovich, George; 0D005 - Ware, Angela; 0D009 - Santana, Wilhelis; 0D035 - Oyola, Daniel; 0E008 - Howard, Robert; 0E009 - Fann, Jennifer; 0E023 - Talley, Joey; 0E050 - Jones, Stefania; 0E115 - Knox, Tracy; 0E123 - Hampton, Teasha; 0E157 - Maldonado, Jennifer; 0E177 - STEEN, PATRICK; 0E178 - Tuohy, Margaret; 0E187 - Hood, Nicole; 0E199 - Cintron, Oscar L; 0E226 - crow, Skylar; 0E239 - poust, bobbiejo; 0P001 - Monroy, Jose

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

**Time: 12:15 PM**

**Sale to be held at www.storage treasures.com.**

005 - Williams, Tanya; 048 - Willis, Louellen; 068 - toler, Scott; 072 - Johnson, Akira; 112 - Parker, Julie; 167 - WC SERVICES Watkins, William; 192 - hall, Stephen; 202 - valencia, gina; 216 - Easterwood, Johnathon; 250 - Woessner, Christian; 312 - Rutchey, Christopher; 388A - Mayer, Angelique; 408 - Reagan, Jeffrey; 413 - McIntosh, Michael; 436 - Davis, Tiffany; 452 - Moorehead, Susan; 500 - Davis, Tiffany; 529 - Miller, Sharon; 560 - villarrubia, Danelia alexia; 570 - Loudén, James; 575 - Lewis, Kevin; 589 - Russell, Amy

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

**Time: 12:30 PM**

**Sale to be held at www.storage treasures.com.**

1025 - Espada, Tiffany; 1034 - Newbury, Annette; 1065 - Saslaw, Barry; 1084 - Webb, Ana; 1144 - Cutler, Thomas; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1223 - bello, Brian; 2064 - Rieger, Shannon; 2206 - Ollennu, Sara; 2261 - Smith, Dana; 2268 - Carpenter, Stephanie; 2279 - nelson, John; 2280 - Bonilla, Judith; 3052 - Hrica, Heather M; 3103 - Shipley, Jaclyn; 3109 - Beall, Austin; 3122 - kimball, keith; 3215 - Abrams, Shyllinn; 3232 - Pate, Jozip; 3239 - Caldwell, Andrew J; 3275 - Robinson, Andru; 3302 - Smith, Tamara; 3322 - Warrington, Christopher; 3347 - Soto, Yajaira; RV36 - Kudrna, Joseph

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

**Time: 12:40 PM**

**Sale to be held at www.storage treasures.com.**

1082 - Hilton JR, Boakai; 1087 - Lock, Annette; 1094 - Hoeffler, Dorian; 1113 - Aikens, Jeremy; 1133 - Torres, Stephanie; 2014 - Garcia, Brittany; 2095 - Jimenez, Nelly; 2102 - Moody, Nicole; 2106 - Schmidt, Tina; 2107 - Schmidt, Tina; 2115 - Garcia, Russell; 2243 - Keister, John; 3031 - Devine, Kelly; 3033 - Jasmín, Rebecca; 3043 - Griffith, Scott; 3056 - White, Elna; 3075 - White, Elna; 3089 - Camargo, Juan; 4049 - Hillis, Dean

**PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041**

**Time: 01:45 PM**

**Sale to be held at www.storage treasures.com.**

0402 - patlan, Angela

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.  
September 5, 12, 2025 25-01854P

SECOND INSERTION

ORDER ON PLAINTIFF'S  
MOTION TO CONTINUE/  
RE-SCHEDULE  
FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
6th JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.

51-2024-CA-001793 CAAXWS  
GOLDFISH CAPITAL, LLC  
Plaintiff, vs.  
DVK VENTURES LLC, DENISE  
KELLO, VICTOR KELLO,  
FAIRWAY HOMES AT MEADOW  
OAKS HOMEOWNERS  
ASSOCIATION, INC., and  
UNKNOWN TENANT,  
Defendants.

THIS CAUSE, having come before this Honorable Court dated August 27, 2025 via Telephonic Hearing before the Honorable Kemba Lewis on August 27, 2025 at 1:30 p.m. (15minutes) on Plaintiff's Motion to Continue/ Reschedule Foreclosure Sale, the Foreclosure Sale has been rescheduled from September 19, 2025 to September 30, 2025, and the Court having been otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED that the Plaintiff's Motion to Continue/Reschedule Foreclosure Sale moving the Foreclosure Sale date to September 30, 2025 is hereby GRANTED.

DONE and ORDERED at Pasco County, Florida this day of \_\_\_\_ day of 2025

Electronically Conformed 8/28/2025  
Kemba Lewis  
Circuit Court Judge  
September 5, 12, 2025 25-01862P

HOW TO PUBLISH YOUR LEGAL NOTICE  
IN THE BUSINESS OBSERVER

CALL 941-906-9386  
and select the appropriate County  
name from the menu option  
OR E-MAIL:  
legal@businessobserverfl.com

Business  
Observer

110239



--- ESTATE ---

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

Case No.: 2025CP001297CPAXES

**IN RE: Estate of MICHAEL RAY NORRIS, a/k/a MICHAEL R. NORRIS, a/k/a MICHAEL NORRIS, Deceased.**

The administration of the estate of MICHAEL RAY NORRIS, a/k/a MICHAEL R. NORRIS, a/k/a MICHAEL NORRIS, 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 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney is 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 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 September 5, 2025.

**Ancillary Personal Representative: MARCUS HELMS**  
38107 Fallstone Way  
Zephyrhills, FL 33542

Attorney for Personal Representative: C. BLAKE HOLTZHOWER, ESQUIRE  
R. SETH MANN, P.A.  
E-mail Address: b lake@sethmannlaw.com  
Florida Bar No. 1027797  
38109 Pasco Avenue  
Dade City, FL 33525  
Telephone: (352) 567-5010  
Facsimile: (352) 567-1877  
Sept. 5, 12, 2025 25-01875P

SECOND INSERTION

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

**File No. 2025-CP-001178 Division Probate IN RE: ESTATE OF MARIA PILLER, Deceased.**

The administration of the estate of MARIA PILLER, deceased, whose date of death was February 19, 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.

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 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.

The date of first publication of this notice is: September 5, 2025.

Signed on this 3rd day of September, 2025.

**AMANDA PILLER**  
**Personal Representative**  
12005 Crestridge Loop  
New Port Richey, FL 34655

/s/ Travis D. Finchum  
TRAVIS D. FINCHUM  
Attorney for Personal Representatives  
Florida Bar No. 99851  
Special Needs Lawyers, PA  
901 Chestnut Street, Suite C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email: Travis@specialneedslawyers.com  
Email: Liz@specialneedslawyers.com  
September 5, 12, 2025 25-01891P

SECOND INSERTION

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

**File No. 512025CP001303CPAXES Division A IN RE: ESTATE OF FELICITO RAMIREZ COROTAN AKA FELICITO R. COROTAN Deceased.**

The administration of the estate of FELICITO RAMIREZ COROTAN AKA FELICITO R. COROTAN, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 5, 2025.

**Personal Representative: MARIA CRISTINA BARTOLOME COROTAN**  
20952 Amanda Oak Court  
Land O' Lakes, Florida 34638

Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ.  
Attorney  
Florida Bar Number: 917265  
BARBARA A. EPSTEIN & ASSOCIATES, P.A.  
P.O. Box 847  
New Port Richey, Florida 34656-0847  
Telephone: (727) 845-8433  
Fax: (727) 475-9822  
E-Mail: barbepts@msn.com  
Secondary E-Mail: maryellen\_BEpstein@outlook.com  
Sept. 5, 12, 2025 25-01879P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

**CASE NO.: 2025CP001306CPAXWS IN RE: ESTATE OF CATHERINE L. CIESLA, Deceased.**

The administration of the estate of Catherine L. Ciesla, 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 PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and 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 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.

The date of first publication of this notice is September 5, 2025.

**Personal Representative: Herman David Connell**  
38451 Monet Drive  
Zephyrhills, FL 33613

Attorney for Personal Representative: Nicholas J. Roefaro  
E-Mail Addresses: Nick@roefarolaw.com  
Christina@roefarolaw.com  
Florida Bar No. 89217  
ROEFARO LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: (727) 796-9191  
Sept. 5, 12, 2025 25-01877P

SECOND INSERTION

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

**CASE NO.: 2024CA001615CAAXWS DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY SYLVESTER, et al., Defendants.**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 15, 2025, and entered in Case No. 2024CA001615CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BETTY SYLVESTER, et al., Defendants.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman  
Damian G. Waldman, Esq.  
Florida Bar No. 0090502  
Law Offices of Damian G. Waldman, P.A.  
PO Box 5162  
Largo, FL 33779  
Telephone: (727) 538-4160  
Facsimile: (727) 240-4972  
Email i: damian@dwaldmanlaw.com  
E-Service: service@dwaldmanlaw.com  
Attorneys for Plaintiff  
September 5, 12, 2025 25-01860P

SECOND INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002146CAAXES DIVISION: B

**Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Donald Kemper, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of F.A. Ashby, Jupiter Asset Recovery, LLC, Ann Ashby Geary, Carolyn Ashby Allen, Susan Ashby, Clare Jackson, John Wiggins, Catherine Wiggins, Clarence Kemper, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Lionel Laperouse, Jr., and Camille Jarrell, Defendants.**

TO: Estate of Lionel Laperouse, Jr.  
51 Baskin Road  
Lexington, MA 02421

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before October 6th, 2025 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this September 2, 2025.

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:  
By: Haley Joyner  
As Deputy Clerk  
Sept. 5, 12, 19, 26, 2025 25-01867P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.

**51-2024-CA-001793 CAAXWS GOLDFISH CAPITAL, LLC Plaintiff, vs. DVK VENTURES LLC, DENISE KELLO, VICTOR KELLO, FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 19, 2025, and entered in Case No. 2024-CA-001793 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GOLDFISH CAPITAL, LLC., is the Plaintiff and DVK VENTURES LLC, DENISE KELLO, VICTOR KELLO, FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANTS, are Defendant(s). Nichole "Nikki" Alvarez-Sowles as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.relforeclose.com, at 10:00 AM, on September 30, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 12, Block Q, Meadow Oaks  
Parcels I and Q, according to the map or plat thereof as recorded in Plat Book 36, Page 6, Public Records of Pasco County, Florida and all exhibits and amendments thereto, Public Records of Pasco County, FL  
Parcel ID 34-24-17-0070-00000-0120

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 within 60 days after the sale.

Dated this 29th day of August, 2025.  
By Keith A. Goldbaum, Esq.  
FBN 0475637

FREIDMAN, ROSENWASSER & GOLDBAUM, P.A.  
Attorney for Plaintiff  
5550 Glades Road, # 500  
Boca Raton, FL 33431  
Tele : 561.395.5511  
Email : goldboca@aol.com  
September 5, 12, 2025 25-01863P

SECOND INSERTION

**NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001306CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS CLAIMING BY OR THROUGH ESTATE OF MARIE D. MERRITT a/k/a MARY D. MERRITT, Deceased; et al., Defendants.

TO: CORINA MERRITT  
Last Known Address: 10390 3rd St. N, Apt. C, St. Petersburg, FL 33716  
Current Address: Unknown  
TO: MARYANN MERRITT  
Last Known Address: 8415 Bayou Boardwalk, Apt. 601, Seminole, FL 33777  
Current Address: Unknown  
TO: KIMBERLY MERRITT  
Last Known Address: 7215 San Salvadore Dr., Port Richey, FL 34668  
Current Address: Unknown  
TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF MARIE D. MERRITT a/k/a MARY D. MERRITT, Deceased  
Last Known Address: 7215 San Salvadore Dr., Port Richey, FL 34668  
8415 Bayou Boardwalk, Apt. 601, Seminole, FL 33777  
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 1492, EMBASSY HILLS UNIT TWELVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 136 AND 137 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 7215 San Salvadore Dr., Port Richey, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiffs attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before OCTOBER 6TH, 2025 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County:: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

WITNESS my hand and seal of this Court this September 2, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of the Circuit Court  
By: Haley Joyner  
As Deputy Clerk

Melisa Manganelli, Esq.  
Law Offices of Mandel, Manganelli & Leider, P.A.  
Attorneys for Plaintiff  
1900 N.W. Corporate Boulevard, Suite 305W  
Boca Raton, FL 33431  
servicesmandel@gmail.com  
September 5, 12, 2025 25-01866P

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

FLORIDA

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.



--- ACTIONS / SALES ---

SECOND INSERTION
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>SIXTH JUDICIAL CIRCUIT IN AND</b> <b>FOR PASCO COUNTY, FLORIDA</b> <b>CIVIL ACTION</b> <b>CASE NO.:</b> <b>2024CA001910CAAXWS</b> <b>CYMBIDIUM RESTORATION</b> <b>TRUST,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN SPOUSE, HEIRS,</b> <b>DEWISEES, BENEFICIARIES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHER</b> <b>PARTIES CLAIMING AN</b> <b>INTEREST BY, THROUGH,</b> <b>UNDER OR AGAINST THE</b> <b>ESTATE OF HENRY SEHL A/K/A</b> <b>HENRY SEHL, JR., DECEASED,</b> <b>et al.,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 15, 2025, and entered in Case No. 2024CA001910CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which CYMBIDIUM RESTORATION TRUST, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HENRY SEHL A/K/A HENRY SEHL, JR., DECEASED, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ERIC H. SEHL A/K/A ERICK H. SEHL; KARRIE JEAN SEHL A/K/A KARRIE J. BAKER A/K/A KAREN SHEL A/K/A KARIE J. SEHL; SEAR-RA L. SEHL; CONNIE SEHL; AARON HENRYDANIEL SEHL A/K/A AARON M. SEHL; CONSTANTINO SEHL; BILLIE JO WATSON A/K/A BILLIE JO SEHL; SANDRA MARIE COWLES A/K/A SANDRA M. SEHL; BRITTNEY RENEE LEON A/K/A BRITTNEY RENEE SEHL; SHANNON S. SEHL; MANDIE RENEE BILLIE JO SEHL A/K/A MANDIE SEHL; GRANT PAUL SEHL A/K/A GRANT M. SEHL; MARITA PHYLLIS SEHL A/K/A MARITA H. SEHL A/K/A MARITA HITT-SEHL are defendants, Nikki Alvarez-Sowles, Esq, Clerk of the court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with</p>
<p>chapter 45 Florida Statutes, Pasco County, Florida on September 29, 2025 at 11:00 am the following described property as set forth in said Final Judgment of Foreclosure: LOT 243, LA VILLA GARDENS - UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 78-79, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 20-26-16-066A-00000-2430 PROPERTY ADDRESS: 5606 BELLEZA DR., HOLIDAY, FL 34690 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. 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 /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email I: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff September 5, 12, 2025 25-01859P</p>

SECOND INSERTION
<p><b>NOTICE OF SALE</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>SIXTH JUDICIAL CIRCUIT IN AND</b> <b>FOR PASCO COUNTY, FLORIDA</b> <b>CIVIL DIVISION</b> <b>Case #:</b> <b>2022CA001922CAAXWS</b> <b>DIVISION: J2</b> <b>Rocket Mortgage, LLC f/k/a Quicken</b> <b>Loans, LLC f/k/a Quicken Loans Inc.</b> <b>Plaintiff, -vs.-</b> <b>Unknown Heirs, Devisees, Grantees,</b> <b>Assignees, Creditors, Lienors, and</b> <b>Trustees of Janice Schwimmer,</b> <b>Deceased, and All Other Persons</b> <b>Claiming by and Through, Under,</b> <b>Against The Named Defendant (s);</b> <b>Valerie Lyn Stewart a/k/a Valerie L.</b> <b>Stewart; Scott David Stewart a/k/a</b> <b>Scott D. Stewart a/k/a Scott Stewart;</b> <b>Michael Howard Schwimmer; Karen</b> <b>Wulff a/k/a Karen Schwimmer;</b> <b>Unknown Spouse of Valerie Lyn</b> <b>Stewart a/k/a Valerie L. Stewart;</b> <b>Unknown Spouse of Scott David</b> <b>Stewart a/k/a Scott D. Stewart a/k/a</b> <b>Scott Stewart; Unknown Spouse</b> <b>of Michael Howard Schwimmer;</b> <b>Unknown Spouse of Karen Wulff</b> <b>a/k/a Karen Schwimmer; Two Capri</b> <b>Village Condominium Association,</b> <b>Inc.; Timber Oaks Community</b> <b>Services Association, Inc.; Unknown</b> <b>Parties in Possession #1, if living,</b> <b>and all Unknown Parties claiming</b> <b>by, through, under and against the</b> <b>above named Defendant(s); Unknown</b> <b>Parties in Possession #2, if living,</b> <b>and all Unknown Parties claiming</b> <b>by, through, under and against the</b> <b>above named Defendant(s)</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA001922CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein in Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on September 30, 2025, the following described property as set</p>
<p>forth in said Final Judgment, to-wit: UNIT 60, PHASE IV, TWO CAPRI VILLAGE CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 4, AT PAGES 77-86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN UN-DIVIDED PERCENTAGE INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TWO CAPRI VILLAGE CONDOMINIUM, AS RECORDED IN O.R. BOOK 1700, AT PAGES 1273 THROUGH 1349, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-325903 FCO1 RFT September 5, 12, 2025 25-01865P</p>

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> <b>IN THE COUNTY COURT OF THE</b> <b>SIXTH JUDICIAL CIRCUIT OF</b> <b>FLORIDA IN AND FOR PASCO</b> <b>COUNTY, FLORIDA</b> <b>CASE NO: 2025CC004020GCAXES</b> <b>RIDGE GARDENS OFFICE PARK</b> <b>CONDOMINIUM ASSOCIATION,</b> <b>INC, a Florida not-for-profit</b> <b>corporation,</b> <b>Plaintiff, vs.</b> <b>ANTHONY JAMES NICOLETTI</b> <b>and ANY UNKNOWN OCCUPANTS</b> <b>IN POSSESSION</b> <b>Defendants.</b> TO: ANTHONY JAMES NICOLETTI YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, RIDGE GARDENS OFFICE PARK CONDOMINIUM ASSOCIATION, INC., herein in the following described property: See attached Scheduled "A", of the Public Records of Pasco County, Florida. With the following street address: 6609 Ridge Road, Unit 2 (aka Unit 4), Port Richey, Florida, 34668 Schedule "A" Units N, O, P and Q of Building No. 4, as descdbd in the Declaration of Condominium of RIDGE GARDENS OFFICE PARK, A CONDOMINIUM, PHASE 2, recorded on April 25, 1985 in OR Book 1410, Pages 531 through 535, inclusive, which is an amendment to the Declaration of Condominium of RIDGE GARDENS OFFICE PARK, A CONDOMINIUM, PHASE I, recorded on October 8, 1984 in OR Book 1367, Pages 806 through 868, inclusive; amended in OR Book 1415, Pages 980 through 981 on May 15, 1985, all in the Public Records of Pasco County, Florida. Along with the perpetual rights to use a 20.00 foot wide utility, drainage, ingress and egress easement lying parallel with and 20.00 feet Northerly boundary line of the aforementioned described parcel. Along with a 20.00 foot wide ingress and egress easement being further described as follows: Commence at the Southwest corner of the above described parcel; thence run North 00°01'50" East, 25.00 feet along the West boundary line of said Commercial Tract "I" to the Point of Beginning;</p>
<p>thence continue North 00°01'50" East, 20.00 feet along said West boundary line of said Commercial Tract "I"; thence South 89°58'10" East 156.96 feet; thence South 00°32'01" West, 25.00 feet; thence North 89°58'10" West 156.79 feet to the Point of Beginning. TOGETHER WITH all appurtenances thereto described in the aforesaid Declaration of Condominium. Subject however, to each and every provision of the aforementioned Declaration of Condominium. has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before 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 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 10/06/2025 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 the seal of this Court on August 27, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 September 5, 12, 2025 25-01857P</p>

SECOND INSERTION
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>6TH JUDICIAL CIRCUIT, IN AND</b> <b>FOR PASCO COUNTY, FLORIDA</b> <b>CIVIL DIVISION:</b> <b>CASE NO.: 2024 CA 002109 WS</b> <b>THE BANK OF NEW YORK</b> <b>MELLON FKA THE BANK OF</b> <b>NEW YORK AS TRUSTEE FOR</b> <b>THE CERTIFICATEHOLDERS OF</b> <b>CWABS, INC., ASSET BACKED</b> <b>CERTIFICATES, SERIES 2005-8,</b> <b>Plaintiff(s), v.</b> <b>KERRY M. KINSELLA;</b> <b>UNKNOWN SPOUSE OF KERRY</b> <b>M. KINSELLA; TOWNHOMES</b> <b>BY GULF AT SAND PEBBLE</b> <b>HOMEOWNERS ASSOCIATION,</b> <b>INC; UNKNOWN TENANT #1 AND</b> <b>UNKNOWN TENANT #2,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 26th day of February 2025, in Case No.: 2024 CA 002109 WS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-8, is the Plaintiff and KERRY M. KINSELLA; UNKNOWN SPOUSE OF KERRY M. KINSELLA; TOWNHOMES BY GULF AT SAND PEBBLE HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 6th day of October 2025, the following described property as set forth in said Final Judgment, to wit: THAT CERTAIN DOCK AREA IDENTIFIED AS #D-8 OF MARINA D AS SHOWN ON THE SKETCH ATTACHED TO QUIT CLAIM BOOK 5676 PAGE 225. THIS DEED IS SUBJECT TO THOSE CERTAIN RULES AND REGULATIONS WHICH ARE CONTAINED IN THE AMENDMENT TO THE DECLARATION OF RESTRICTIONS, COVENANTS, EASE-</p>
<p>MENTS AND CONDITIONS OF TOWNHOMES BY THE GULF AT SAND PEBBLE WHICH AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 4065, PAGE 1088, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: LOT 419, TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO.4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 34 THROUGH 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 8215 AQUILA ST, 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 WITH THE CLERK 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. Dated this 27th day of August, 2025 By: /s/ Michael V. Supple, Esq. Michael V. Supple, Esq. Bar Number: 92080 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311   FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 24-06295-1 September 5, 12, 2025 25-01856P</p>

SECOND INSERTION
<p><b>NOTICE OF RESCHEDULED SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>SIXTH JUDICIAL CIRCUIT IN AND</b> <b>FOR PASCO COUNTY, FLORIDA</b> <b>CIVIL ACTION</b> <b>CASE NO.:</b> <b>2023-CA-003002 WS</b> <b>U.S. BANK NATIONAL</b> <b>ASSOCIATION,</b> <b>Plaintiff, vs.</b> <b>JONAH ALEXANDER KAROUNOS</b> <b>AKA JONAH A. KAROUNOS, et al,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 7, 2025, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the September 18, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5145 MANOR DR NEW PORT RICHEY FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 3 day of September, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 IN/22-001432 September 5, 12, 2025 25-01890P</p>

SECOND INSERTION
<p><b>NOTICE OF SALE</b> <b>IN THE CIRCUIT CIVIL COURT</b> <b>OF THE SIXTH JUDICIAL</b> <b>CIRCUIT OF FLORIDA, IN AND</b> <b>FOR PASCO COUNTY</b> <b>CIVIL DIVISION</b> <b>Case No. 2023-CA-003356</b> <b>SELECT PORTFOLIO SERVICING,</b> <b>INC.</b> <b>Plaintiff, vs.</b> <b>SANDRA BECK, UNKNOWN</b> <b>SPOUSE OF SANDRA BECK,</b> <b>SUNCOAST MEADOWS MASTER</b> <b>ASSOCIATION, INC., AND</b> <b>UNKNOWN TENANTS/OWNERS,</b> <b>Defendants.</b> Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 16, 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: LOT 13, BLOCK 11 OF SUNCOAST MEADOWS – INCREMENT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 3407 CLOVER BLOSSOM, LAND O LAKES, FL 34638; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on October 27, 2025 at 11:00 A.M. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: September 2, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 246300/2321532/wll September 5, 12, 2025 25-01864P</p>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>IN THE CIRCUIT COURT OF</b> <b>THE SIXTH JUDICIAL CIRCUIT</b> <b>IN AND FOR PASCO COUNTY,</b> <b>FLORIDA</b> <b>GENERAL JURISDICTION</b> <b>DIVISION</b> <b>CASE NO. 2024CA000160CAAXES</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC</b> <b>Plaintiff, VS.</b> <b>GEORGETTE COLE A/K/A</b> <b>GEORGETTE RACHELL COLE,</b> <b>et al.,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 29, 2025 in Civil Case No. 2024CA000160CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Georgette Cole a/k/a Georgette Rachell Cole, 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 25th day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 17, Block 3, Talavera Phase 1A-2, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 89 through 94, inclusive, of the Public Re-</p>
<p>cords 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 23-08863FL September 5, 12, 2025 25-01858P</p>



# 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.

## Are there different types of legal notices?

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

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

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

## Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

--- ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2025CA002145CAAXES  
DIVISION: Y

Nikki Alvarez-Sowles, as Pasco  
County Clerk & Comptroller,  
Plaintiff, vs.  
All Unknown Spouses, Heirs,  
Creditors, Devisees, Grantees,  
Beneficiaries, Lienors, Assignees,  
Trustees and All Other Parties  
Claiming an Interest By, Through,  
Under or Against the Estate of  
Donald Kemper, All Unknown  
Spouses, Heirs, Creditors, Devisees,  
Grantees, Beneficiaries, Lienors,  
Assignees, Trustees and All Other  
Parties Claiming an Interest By,  
Through, Under or Against the  
Estate of F.A. Ashby, Jupiter Asset  
Recovery, LLC, Ann Ashby Geary,  
Carolyn Ashby Allen, Susan Ashby,  
Clare Jackson, John Wiggins,  
Catherine Wiggins, Clarence  
Kemper, All Unknown Spouses,  
Heirs, Creditors, Devisees, Grantees,  
Beneficiaries, Lienors, Assignees,  
Trustees and All Other Parties

Claiming an Interest By, Through,  
Under or Against the Estate of Lionel  
Laperouse, Jr., and Camille Jarrell,  
Defendants.  
TO: Estate of Lionel Laperouse, Jr.  
51 Baskin Road  
Lexington, MA 02421  
YOU ARE NOTIFIED that a Com-  
plaint has been filed in this court. You  
are required to serve a copy of your  
written defenses, if any, on petitioner's  
attorney, whose name and address are:  
Nancy McClain Alfonso, Esquire, 37908  
Church Avenue, Dade City, FL 33525 on  
or before OCTOBER 6TH, 2025 and to  
file the original of the written defenses  
with the clerk of this court either before  
service or immediately thereafter. Fail-  
ure to serve and file written defenses as  
required may result in a judgment or  
order for the relief demanded, without  
further notice.  
Signed on this September 2, 2025.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk:  
By: Haley Joyner  
As Deputy Clerk  
Sept. 5, 12, 19, 26, 2025  
25-01867P

SECOND INSERTION

NOTICE OF ACTION  
(formal notice by publication)  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2025CA002145CAAXES  
DIVISION: Y

Nikki Alvarez-Sowles, as Pasco  
County Clerk & Comptroller,  
Plaintiff, vs.  
All Unknown Spouses, Heirs,  
Creditors, Devisees, Grantees,  
Beneficiaries, Lienors, Assignees,  
Trustees and All Other Parties  
Claiming an Interest By, Through,  
Under or Against the Estate of  
Donald Kemper, All Unknown  
Spouses, Heirs, Creditors, Devisees,  
Grantees, Beneficiaries, Lienors,  
Assignees, Trustees and All Other  
Parties Claiming an Interest By,  
Through, Under or Against the  
Estate of F.A. Ashby, Jupiter Asset  
Recovery, LLC, Ann Ashby Geary,  
Carolyn Ashby Allen, Susan Ashby,  
Clare Jackson, John Wiggins,  
Catherine Wiggins, Clarence  
Kemper, All Unknown Spouses,  
Heirs, Creditors, Devisees, Grantees,  
Beneficiaries, Lienors, Assignees,  
Trustees and All Other Parties

Claiming an Interest By, Through,  
Under or Against the Estate of Lionel  
Laperouse, Jr., and Camille Jarrell,  
Defendants.  
TO: Estate of Lionel Laperouse, Jr.  
51 Baskin Road  
Lexington, MA 02421  
YOU ARE NOTIFIED that a Com-  
plaint has been filed in this court. You  
are required to serve a copy of your  
written defenses, if any, on petitioner's  
attorney, whose name and address are:  
Nancy McClain Alfonso, Esquire, 37908  
Church Avenue, Dade City, FL 33525 on  
or before OCTOBER 6TH, 2025 and to  
file the original of the written defenses  
with the clerk of this court either before  
service or immediately thereafter. Fail-  
ure to serve and file written defenses as  
required may result in a judgment or  
order for the relief demanded, without  
further notice.  
Signed on this September 2, 2025.  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk:  
By: Haley Joyner  
As Deputy Clerk  
Sept. 5, 12, 19, 26, 2025  
25-01867P



SAVE



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
09/20/25, 1P0

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000984  
IN RE: ESTATE OF  
MARGARET F. CRISSEY,  
Deceased.  
The administration of the estate of Mar-  
garet F. Crissey, deceased, whose date of  
death was April 14, 2025, is pending  
in the Circuit Court for Pasco County,  
Florida, Probate Division, the address  
of which is Clerk of the Circuit Court,  
Attn: Probate Department, P.O. Box  
338, New Port Richey, FL 34656-0338.  
The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.  
All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.  
A 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act as

described in Sections 732.216-732.228,  
applies, or may apply, unless a written  
demand is made by a creditor as speci-  
fied under Section 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.  
NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.  
The date of first publication of this  
notice is September 5, 2025.  
**Personal Representative:**  
**David R. Crissey**  
25316 Tradewinds Dr.  
Land O' Lakes, FL 34639  
Attorney for Personal Representative:  
Ryan M. Schmidt, Esq.  
Florida Bar No. 95731  
Coats Schmidt, P.A.  
4055 Central Ave.  
St. Petersburg, FL 33713  
Phone: (727) 456-4462  
Sept. 5, 12, 2025  
25-01871P

SECOND INSERTION

NOTICE OF ACTION  
N THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
CASE NO.:  
2025CA002418CAAXWS  
U.S. BANK NATIONAL  
ASSOCIATION,  
Plaintiff, vs.  
MARK J. WEIMER, et al.,  
Defendants.  
TO: MARK J. WEIMER  
4011 GRAYTON DR,  
NEW PRT RCHY, FL 34652  
UNKNOWN SPOUSE OF MARK J.  
WEIMER  
4011 GRAYTON DR,  
NEW PORT RICHY, FL 34652  
YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:  
LOT 2121, BEACON SQUARE  
UNIT 18-C, ACCORDING TO  
THE MAP OR PLAT THERE-  
OF, AS RECORDED IN PLAT  
BOOK 10, PAGES 78 AND 79,  
OF THE PUBLIC RECORDS  
OF PASCO COUNTY, FLORIDA  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it, on De Cubas  
& Lewis, P.A., Attorney for Plaintiff,  
whose address is PO Box 5026, Coral  
Springs, FL 33310 on or before OCTO-  
BER 6TH, 2025 a date at least thirty  
(30) days after the first publication of  
this Notice in the (Please publish in

BUSINESS OBSERVER) and file the  
original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the com-  
plaint.  
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 imme-  
diately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than seven days. The court  
does not provide transportation and  
cannot accommodate such requests.  
Persons with disabilities needing trans-  
portation to court should contact their  
local public transportation providers  
for information regarding transporta-  
tion services.  
WITNESS my hand and the seal  
of this Court this day of September 2,  
2025.  
NIKKI ALVAREZ-SOWLES, ESQ  
As Clerk of the Court  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner  
Sept. 5, 12, 2025  
25-01861P

PUBLISH  
YOUR  
LEGAL NOTICE

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

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



FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
11/20/25, 1P0







--- TAX DEEDS / ACTION ---

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000143TDAXXX**  
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 #: 2104810  
Year of Issuance: 06/01/2022  
Description of Property:  
16-25-17-0020-00000-0770  
MOON LAKE ESTATES UNREC PLAT A PORTION OF TRACT 77 BEING DESC AS FOLLOWS: COM AT MOST WLY COR OF LOT 13 BLOCK 188 MOON LAKE ESTATES UNIT 11 PB 5 PG 141 TH N48DEG20' 00"W 250.00 FT TH N14DEG22' 00"E 112.06 FT FOR POB TH N31DEG16' 27"W 140.87 FT TH N87DEG05' 43"W 163.00 FT TH N07DEG37' 40"E 175.00 FT TH S82DEG22' 20"E 80.00 FT TH S62DEG09' 37"E 207.26 FT TH S14DEG22' 00"W 200.99 FT TO POB AKA PCLC OR 6626 PG 505  
Name(s) in which assessed: KEVIN FORD  
KENNETH E FORD  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01775P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000144TDAXXX**  
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 #: 2104809  
Year of Issuance: 06/01/2022  
Description of Property:  
16-25-17-0020-00000-077B  
MOON LAKE ESTATES UNREC PLAT A PORTION OF TRACT 77 AKA PARCEL B BEING DESC AS FOLLOWS COM AT MOST WLY COR OF LOT 13 BLOCK 188 MOON LAKE ESTATES UNIT 11 PB 5 PG 141 TH N48DEG 20' 00"W 250.00 FT TH N14DEG 22' 00"E 313.05 FT FOR POB TH N62DEG09' 37"W 207.26 FT TH N82DEG22' 20"W 80.00 FT TH N07DEG37' 40"E 125.00 FT ALG ELY R/W LINE MIRAMAR ST TH S82DEG22' 20"E 297.73 FT TH S14DEG22' 00"W 197.98 FT TO POB OR 6626 PG 511  
Name(s) in which assessed: KENNETH E FORD  
KEVIN FORD  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01776P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000162TDAXXX**  
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2104220  
Year of Issuance: 06/01/2022  
Description of Property:  
19-24-17-0010-00000-0046  
HIGHLANDS UNRECORD-ED PLAT POR OF TRACT 4 DESC AS COM AT SW COR OF NW1/4 OF SECTION 19 TH N00DEG36'49"E ALG WEST LINE OF NW1/4 787.76 FT FOR POB TH CONT N00DEG36'49"E 87.53 FT TH S89DEG42'42"E 320.26 FT TH S00DEG40'59"W 87.55 FT TH N89DEG42'27"W 320.15 FT TO POB LESS WLY 25.00 FT THEREOF FOR RD R/W AKA LOT 6 RAMONA'S UNRECORDED PLAT OR 4651 PG 1859  
Name(s) in which assessed: DUSTIN HARKNESS  
ALICIA M ELFSTROM  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01790P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000154TDAXXX**  
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2104573  
Year of Issuance: 06/01/2022  
Description of Property:  
09-25-17-0020-00100-0280  
MOON LAKE ESTATES UNIT 2 PB 4 PG 74 LOTS 28 & 29 BLOCK 1 OR 9063 PG 2401  
Name(s) in which assessed: KEVIN FORD  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01783P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000148TDAXXX**  
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 #: 1607965  
Year of Issuance: 06/01/2017  
Description of Property:  
09-25-18-0000-01500-0000  
THAT PART OF SW 1/4 OF NW 1/4 LYING W OF RR EXC S 205 FT OR 705 PG 544  
Name(s) in which assessed: JOHN A REWIS  
GRACE E REWIS  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01780P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000174TDAXXX**  
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2105691  
Year of Issuance: 06/01/2022  
Description of Property:  
24-24-16-0010-00000-0570  
HUDSON ACS PB 6 PG 73 LOT 57 OR 5577 PG 263  
Name(s) in which assessed: EVA C RUSSELL  
RAYMOND H HIX DECEASED  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01800P

SAVE TIME

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
*Deadline Wednesday at noon  
Friday Publication*

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV20906\_V9

THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY  
JUVENILE DIVISION  
24-00008DP-2  
FSFN: 103209455  
**In the Interest of:**  
**D.L., DOB: 01/06/2024**  
**PID 312283314**  
**A Child.**  
TO: Jessica Harford Transient  
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 D.L., a male child, born on 01/06/2024, in St. Petersburg, Pinellas County, Florida, to the mother, Jessica Harford, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on October 21, 2025, at 10:00 a.m.  
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THIS CHILD 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 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 Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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.  
Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this 22nd day of August, 2025.  
(SEAL) CIRCUIT COURT  
PINELLAS COUNTY, FLORIDA  
CLERK OF COURT  
DEPUTY CLERK  
BRUCE BARTLETT, State Attorney  
Sixth Judicial Circuit of Florida  
P.O. Box 17500  
Clearwater, Florida 33762  
727-464-6221  
AC\0814gnl  
Aug. 29; Sept. 5, 12, 19, 2025  
25-01834P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000173TDAXXX**  
NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, 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 #: 2107547  
Year of Issuance: 06/01/2022  
Description of Property:  
33-25-16-0060-00G00-0060  
HILLTOP HEIGHTS PB 6 PG 120 LOT 6 BLOCK G LESS SOUTH 7.00 FT THEREOF  
Name(s) in which assessed: DOUGLAS ADDISON DESIGN LLC  
DOUGLAS L ADDISON  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01779P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000160TDAXXX**  
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2100327  
Year of Issuance: 06/01/2022  
Description of Property:  
30-23-21-0000-01400-0000  
THE EAST 1/5 OF NORTH 1/2 OF NE1/4 OF SE1/4 OF SE1/4 LESS 15 FT ON SOUTH SIDE RESERVED FOR RD R/W OR 3747 PG 1835  
Name(s) in which assessed: REBECCA J DAVIS  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01788P

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000170TDAXXX**  
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, 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 #: 2107890  
Year of Issuance: 06/01/2022  
Description of Property:  
06-26-16-0070-00900-0010  
BAYOU VIEW PB 2 PG 53 LOTS 1 TO 6 INCL BLK 9 OR 8342 PG 1706  
Name(s) in which assessed: TARPON IV LLC  
JONATHAN POLITANO  
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 October 02, 2025 at 10:00 am.  
August 20, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Aug. 29; Sep. 5, 12, 19, 2025  
25-01797P

Q&A

**How much do legal notices cost?**  
The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).  
The public is well-served by notices published in a community newspaper.  
**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
**To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)**

LV18237\_V23

**PUBLISH YOUR LEGAL NOTICE**  
Call **941-906-9386**  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
LV20878\_V16