PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of Acacia Fields Community Development District will hold their regular meeting on October 14, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.acaciafieldscdd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 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 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Scott Brizendine District Manager

September 19, 2025 25-01965P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Blackwell Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District. The proposed rule num-

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

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rule making authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), $190.011(5),\ 190.011(15),\ 190.033,\ 190.035,\ 218.33,\ 218.391,\ 255.05,\ 255.0518, 360.011(15),\ 190.011(15),\$ 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A copy of the proposed Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010.

Kristen Suit, District Manager

Blackwell Community Development District September 19, 2025

25-01966P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a regular meeting on September 29, 2025 at 12:00 p.m., at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, Florida 33558 for the purpose of considering any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal hours or by visiting the District's website, http://www.parkviewatlonglakeranchcdd.net/.

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 the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 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.

District Manager

September 19, 2025 25-01969P

FIRST INSERTION

NOTICE OF BOARD MEETING NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of New Port Corners Community Development District will hold their regular meeting on October 14, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 North-

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.newportcornerscdd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by

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 1 (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager

September 19, 2025 25-01968P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, September 26, 2025, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated

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 (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, who can aid you in contacting the District Office.

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

Sean Craft

District Manager September 19, 2025

25-01971P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, September 26, 2025, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 (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, who can aid you in contacting the District Office.

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

Sean Craft District Manager

September 19, 2025

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026 **Angeline 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 Angeline Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

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. 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

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 19, 2025

25-01973P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 925358 from Zephyrhills Municipal Airport Attn: Nathan Coleman. Application received: September 2025. Proposed activity: A new Hawk Aviation Academy project is proposed at the airport. The project includes one hangar, its associated parking lot, apron, and pond. Project name: ZPH - Hawk Aviation Academy at Zephyrhills Municipal Airport (ZPH). Project size: 2.3 acre. Location: Section(s) 13. Township 26 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at http://www.watermatters. org The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103 September 19, 2025

FIRST INSERTION

NOTICE OF BOARD MEETING LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

The Lakeshore Ranch Community Development District Audit Committee will meet on Tuesday, October 14, 2025, at 6:30 PM at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting and a closed security session of the Lakeshore Ranch Community Develop-

The meetings 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 agendas for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.lakeshoreranch.net. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meeting.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at $6:30~\mathrm{p.m.}$ but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person re-

quiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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 contact-

ing the District Manager.

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.

Jason Greenwood, District Manager Governmental Management Services – Tampa, LLC

September 19, 2025

FIRST INSERTION

NOTICE OF BOARD MEETING SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of SageBrush Community Development District will hold their regular meeting on October 14, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website https://www.sagebrushcdd.org, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by

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 1 (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager

September 19, 2025

25-01970P

25-01967P

FIRST INSERTION

NOTICE OF INTENDED AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby provided that the Southwest Florida Water Management District determined that an Environmental Resource Permit would not be required for the project submitted by Katherine Burke from the Florida Fish and Wildlife Conservation Commission (620 North Meridian Street. Tallahassee, FL 32301) under File No. 919175. The proposed project is for the removal and replacement of a 126-foot double 36-inch culvert connection in the Little Gator Creek Wildlife and Environmental Area. The project is in Pasco County, Section 24, Township 25S, Range 22E. The District's proposed agency action shall become final unless a timely petition

for an administrative hearing is filed. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C.A. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be sent by mail or hand-delivery to 7601 US Hwy 301, Tampa, FL 33637-6759, or fax to (813) September 19, 2025

25-01981P

FIRST INSERTION Notice Under Fictitious Name Law

Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of Craftrat studio located at 6929 Lum Dr, in the County of Pasco, in the City of Zephyrhills, Florida 33542 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this

14th day of September, 2025. CRAFTRAT STUDIO LLC September 19, 2025 25-01986P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of BLUE GULF COMMERCIAL CAPI-TAL located at 3028 Bluff Blvd in the City of Holiday, Pasco County, FL 34691 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, GREEN DUCK LLC

September 19, 2025

25-01988P



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

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Fiscal Year 2026 Meetings **Community Development District**

The Board of Supervisors of the Northwood Community Development District will hold the meetings for Fiscal Year 2026 at the Northwood Clubhouse, 27248 Big Sur Drive, Wesley Chapel, Florida 33544 on the third Monday of every month at 6:30p.m. at as follows:

October 20, 2025 November 17, 2025 December 15, 2025 January 19, 2025 February 16, 2025 March 16, 2025 April 20, 2025 (Budget Workshop) May 18, 2025 (Approve Tentative Budget) June 15, 2025 July 20, 2026 (Budget Public Hearing) August 17, 2026 September 21, 2026

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

In accordance with the 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 Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Christina Newsome Manager

September 19, 2025

25-01978P

FIRST INSERTION

NOTICE OF MEETINGS LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeshore Ranch Community Development District will hold their meetings for Fiscal Year 2025-2026 on the second Tuesday of every month at $6\!:\!30$ p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638, unless otherwise indicated as follows:

October 14, 2025 November 18, 2025 (*exception 3rd Tuesday) 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 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 may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting 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.

Jason Greenwood, District Manager Lakeshore Ranch Community Development District

FIRST INSERTION

Effective Oct. 01, 2025, WellMed at Wesley Chapel will be closing. Glenville Morton, MD, will transfer to WellMed at Sun Lake.

Patients can obtain copies of their medical records at: 23559 FL-54 Lutz, FL 33559 Phone: 1-813-909-1600 Fax: 1-813-909-1005

Sep. 19, 26; Oct. 3, 10, 2025

25-02008P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Angry Engine Games located at 5319 Casa Nueva Dr, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at New Port Richey, Florida, this 15th day of September, 2025. Dean Lucius

September 19, 2025 25-01987P

FIRST INSERTION

Effective Oct.13, 2025, Hadra Habib, MD, is no longer providing care at Optum.

Patients of Dr. Habib may continue care at Optum - Ridge

Patients can obtain copies of their medical records at: Optum – Rids 8501 Little Rd New Port Richey, FL 34654 Phone: 1-727-869-7755 Fax: 1-817-514-7879

Sep. 19, 26; Oct. 3, 10, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Dental Edition located at 7800 Curley Road in the City of Wesley Chapel, Pasco County, PA 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, 2025. Dental Esthetica PLLC

September 19, 2025 25-02010P

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

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

Rarely do consumers specifically search online for public notices.

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of Epperson North Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Epperson North Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545, as follows:

Wednesday, October 1, 2025 6:00 p.m. Wednesday, November 5, 2025 6:00 p.m. Wednesday, December 3, 2025 6:00 p.m. Wednesday, January 8, 2026 6:00 p.m. Wednesday, February 4, 2026 6:00 p.m. Wednesday, March 4, 2026 6:00 p.m. Wednesday, April 1, 2026 6:00 p.m. Wednesday, May 6, 2026 6:00 p.m. Wednesday, June 3, 2026 6:00 p.m. Wednesday, July 1, 2026 6:00 p.m. Wednesday, August 5, 2026 6:00 p.m. Wednesday, September 2, 2026 6:00 p.m.

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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("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 (321) 263-0132 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.

District Manager September 19, 2025

25-01974P

FIRST INSERTION RIVERWOOD ESTATES 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 Riverwood Estates Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: October 2, 2025 TIME: 9:00 AM

LOCATION: Hampton Inn & Suites by Hilton Tampa/Wesley Chapel

2740 Cypress Ridge Blvd.

Wesley Chapel, Florida 33544 The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431,

(561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://riverwoodestatescdd.org/.
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board

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

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

District Manager

September 19, 2025 25-01980P

FIRST INSERTION

Notice is hereby given that Affordable Dentures & Implants - Florida II, PLLC, owner, desiring to engage in business under the fictitious name of Affordable Dentures & Implants - New Port Richey located at 8579 Little Road, New Port Richey, Florida 27560 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Stat-

September 19, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mayah & Co located at 4412 Yans Court in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of September, 2025. Natia Chikvadze

CHECK OUT YOUR

LEGAL NOTICES

floridapublicnotices.com

Q

Done Done

September 19, 2025

25-01990P

25-01984P

FIRST INSERTION

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT

ON 10/11/2025 AT 08:00 AM THE

FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSU-

ANT TO FLORIDA STATUTE 713.585.

NAME: JERRY'S AUTO BODY SOLUTIONS CORP 5NPE34AF0KH752956

2019 HYUN SONATA 2914 TEL:813-

697-1791 MV# MV111556 LOCATION

3645 NEW RIVER ROAD WESLEY

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute

Number 865.09

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of

PEPPA & THYME located at 38439 5th

Ave #2929 in the City of Zephyrhills, Pasco County, FL 33542 intends to reg-

ister the said name with the Division

of Corporations of the Department of

Dated this 12th day of September,

PEPPA & THYME PROVISIONS LLC

State, Tallahassee, Florida,

September 19, 2025

25-01983P

September 19, 2025

Notice is hereby given that Seven Cs Family Services Inc, owner, desiring to engage in business under the fictitious name of Rubbish Works Junk Removal of Land O Lakes located at 6847 Daintree Ct, Land O Lakes, Florida 34638 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State. pursuant to section 865.09 of the Florida Statutes.

September 19, 2025 25-01985P

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 6:00 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

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 hysical 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 19, 2025

25-01976P

25-01977P

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026 North AR-1 of Pasco 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 North AR-1 of Pasco Community Development District shall be held at $6:00~\mathrm{p.m.}$ at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

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. 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 33607at (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 19, 2025

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of The Preserve at South Branch Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Residence Inn Tampa Suncoast Parkway at NorthPointe Village, 2101 Northpointe Pkwy, Lutz. FL 33558 or Springhill Suites Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, FL 34638, unless otherwise indicated as follows:

Thursday, October 2, 2025 Residence Inn Tampa Suncoast Parkway 4 p.m. Thursday, November 6, 2025 Residence Inn Tampa Suncoast Parkway 4 p.m. Thursday, December 4, 2025 Residence Inn Tampa Suncoast Parkway 4 p.m. Thursday, February 5, 2026 Residence Inn Tampa Suncoast Parkway Thursday, March 5, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m.

Thursday, April 2, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m. Thursday, May 7, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m. Thursday, June 4, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m.

Thursday, July 2, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m. Thursday, August 6, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m. Thursday, September 3, 2026 Springhill Suites Tampa Suncoast Parkway 4 p.m.

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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ("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 (321) 263-0132 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.

District Manager September 19, 2025

--- ESTATE ---

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2025CA000587CAAXWS Truist Bank, Plaintiff, vs.

Wayne Moake a/k/a Raymond Raymond Moake, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000587CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Truist Bank is the Plaintiff and Raymond Wayne Moake a/k/a Raymond Moake; Aqua Finance, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco. realforeclose.com, beginning at 11:00 AM on the 21st day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 512, HOLIDAY LAKE

ESTATES UNIT 7, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. 36-26-15-0820-TAX ID: 00000-5120

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 informa-

tion regarding transportation services. Dated this 11th day of September,

BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00326

September 19, 26, 2025 25-01997P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE. IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2021CA002528CAAXWS REVERSE MORTGAGE FUNDING

Plaintiff, vs. JIMMY C. NICHOLS AND JOANNE BENENATI, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2022, and entered in 2021CA002528CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JOANNE BENENATI; JIMMY C. NICHOLS; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 October 08, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 283, GOLDEN ACRES UNIT TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 2 AND 3, OF THE PUBLIC RE-CORDS OF PASCO COUNTY,

FLORIDA. Property Address: 9561 SUN-SHINE BOULEVARD, NEW PORT RICHEY, FL 34654

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

 $File\ No.\ \ 512025CP001251CPAXWS$

Division I

IN RE: ESTATE OF

 ${\bf MARK\ CAPPELANO\ AKA\ MARK}$

S. CAPPELANO AKA MARK

STEPHEN CAPPELANO

Deceased.

The administration of the estate of

MARK CAPPELANO AKA MARK S.

CAPPELANO AKA MARK STEPHEN

CAPPELANO, deceased, whose date

of death was June 17, 2025, 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

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

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.

OF THIS NOTICE ON THEM.

All creditors of the decedent and

attorney are set forth below.

lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

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

Dated this 12 day of September,

ROBERTSON, ANSCHUTZ. SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248

Communication Email: dsalem@raslg.com 21-084575 - ErS September 19, 26, 2025 25-01993P

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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

MARY L. MATHIEU

668 American Legion Drive Madeira Beach, Florida 33708

Attorney for Personal Representative:

New Port Richey, Florida 34656-0847

maryellen_BEpstein@outlook.com

September 19, 26, 2025 25-02003P

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 19, 2025.

BARBARA A. EPSTEIN, ESQ.

Florida Bar Number: 917265

Telephone: (727) 845-8433

E-Mail: barbeps@msn.com

BARBARA A. EPSTEIN

& ASSOCIATES, P.A.

Fax: (727) 475-9822

Secondary E-Mail:

ALL CLAIMS NOT FILED WITHIN

WILL BE FOREVER

must be filed with the clerk.

OF THIS NOTICE.

BARRED

Attorney

P.O. Box 847

FIRST INSERTION

FIRST INSERTION

PASCO COUNTY

NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT IN AND FOR PASCO COUNTY. STATE OF FLORIDA

FILE NO: 25-CP-001351CPAXWS IN RE: ESTATE OF ROBERT WAYNE KIPPING, Deceased.

The administration of the Estate of ROBERT WAYNE KIPPING, deceased, whose date of death was January 31, 2025, File Number 512025CP-001351CPAXWS, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, 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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 19th day of September,

/s/ John Joseph Kipping JOHN JOSEPH KIPPING Personal Representative

/s/ Gerald Hemness Gerald L. Hemness, Jr., Esq. Counsel for Personal Representative Florida Bar # 67695 100 Ashley Dr. South, Ste. 664 Tampa, FL 33602-5300 (813) 352-2708 gerald@hemness.com September 19, 26, 2025 25-02004P

FIRST INSERTION

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

Case No.: 51-2025-CP-000537-CPAXWS IN RE: THE ESTATE OF DANIEL R. ABRAHAM a/k/a Daniel Robert Abraham, a/k/a Daniel Abraham a/k/a DANIEL R. POLAK a/k/a Daniel Robert Polak, a/k/a Daniel Polak, deceased.

The administration of the estate of DANIEL R. ABRAHAM, a/k/a DAN-IEL ROBERT ABRAHAM, a/k/a DANIEL ABRAHAM, a/ka DANIEL R. POLAK, a/k/a DANIEL ROBERT POLAK, a/k/a DANIEL POLAK, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for Pasco County. Florida. Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 19, 2025. THOMAS ABRAHAM Personal Representative

/s/ Steven Meiller STEVEN MEILLER, ESQUIRE Florida Bar Number: 0846340 12000 U.S. Hwy. 19 Hudson, Florida 34667 Telephone: (727) 869-9007 E-Mail: steveslad@gmail.com Attorney for Personal Representative September 19, 26, 2025 25-02006P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1430 IN RE: ESTATE OF JEFFREY S. BROWN,

Deceased.The administration of the estate of JEFFREY S. BROWN, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the

address of which is 38053 Live Oak Ave. Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and 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.

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

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 19, 2025.

ROBIN BROWN Personal Representative 5220 Peninsula Street Zephyrhills, FL 33541

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

September 19, 26, 2025 25-02005P

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

2025CA001865CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

SARA KARINA WATLINGTON A/K/A SARA WATLINGTON AND SEAN EDWARD WATLINGTON,

Defendant(s),

TO: SEAN EDWARD WATLINGTON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 11, BLOCK 12, EPPERSON RANCH SOUTH PHASE 1, AC-CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 73, PAGES 122, OF THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before OCTOBER 20TH, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this September 11, 2025. NIKKI ALVAREZ-SOWLES

CLERK OF THE CIRCUIT COURT (SEAL) BY: HALEY JOYNER DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-272852 September 19, 26, 2025 25-01992P

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH IUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO

CASE NO: 2025CC006022CCAXES STAGECOACH PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

ESTATE OF BARBARA A. NIEDOSIK, ANY AND ALL UNKNOWN HEIRS, TOWD POINT MORTGAGE TRUST 2021 SJl and ANY UNKNOWN OCCUPANTS IN POSSESSION,

Defendants. TO: ESTATE OF BARBARA A. NIE-DOSIK and ANY AND ALL UN-KNOWN HEIRS

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, STAGECOACH PROPERTY OWNERS ASSOCIA-TION, INC., herein in the following

described property: Lot 31, Block 2, STAGECOACH VILLAGE- PARCEL 3, according to the Plat thereof, as recorded in Plat Book 34, Page 120, of the Public Records of Pasco County, Florida. With the following street address: 25427 Seven Rivers Cir.,

Land O Lakes, Florida, 34639 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 10/20/2025

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 September 11, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller

(SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A.

1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 September 19, 26, 2025 25-01999P

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TRINITY REGIONAL REHAB CEN-TER located at 2144 WELBILT BLVD in the City of TRINITY, Pasco County, FL 34655 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of September, 2025.

TRINITY SNF OPERATIONS LLC September 19, 2025

FIRST INSERTION

NOTICE TO CREDITORS (SUMMARY ADMINISTRATION) IN THE CIRCUJIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION CASE NUMBER ${\bf 2025 CPOO1226 CPAXWS}$ IN RE: ESTATE OF MARION HOWARD

Deceased.TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

ABOVE ESTATE: YOU ARE HEREBY NOTIFIED that an Order of Summary Administration has been entered in the Estate of MARION HOWARD, Deceased, Case Number 2025CP001226CPAXWS, by the Circuit Court of Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Robert Michael Howard 800 West 1st Street, Unit 2003 Los Angeles, California 90012 Ronald Howard

1435 Ginghamsburg-Fredrick Road Tipp City Ohio 45371 All creditors of the decedent and per-

sons having claims or demands against the the Decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) 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 19, 2025. LAURA LAYNE WALKER ATTORNEY AT LAW 644 3rd Avenue South, Unit 507 Saint Petersburg, Florida 33701 813-784-7003

Llw4atty@aol.com

25-02002P

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA001522CAAXWS U.S. BANK TRUST NATIONAL

ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

PATRICIA MONTEMURNO A/K/A PATRICIA M. MONTEMURNO A/K/A PATRICIA MONTEMURN A/K/A PATRICIA M. VALENTINE

AND PAUL M. MONTEMURNO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 7, 2025, and entered in 2025CA001522CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and PATRICIA MONTEMURNO A/K/A PATRICIA M. MONTEMURNO A/K/A

PATRICIA MONTEMURN A/K/A

PATRICIA M. VALENTINE; PAUL MONTEMURNO: SUMMER LAKES TRACT 9 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 October 06, 2025, the following described property as set

forth in said Final Judgment, to wit: LOT 58, SUMMER LAKES TRACT 9, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 27, PAGES 141-152 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY.

Property Address: 7036 MAID-STONE CT, NEW PORT RICHEY, FL 34653

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center,

7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa-

tion regarding transportation services. Dated this 12 day of September, By: $\S\$ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 25-293090 - ErS September 19, 26, 2025 25-01994P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2016CA000761CAAXWS WELLS FARGO BANK, N.A., Plaintiff, vs. MICHAEL BORKAN, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2016CA000761CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC is the Plaintiff and MICHAEL BORKAN; VEMA KAYE MCKENNA VEMA MCKENNA; A/K/A ÚNKNOWN . TENANT(S); SOUTHERN OAKS OF PASCO HOMEOWNERS ASSOCIATION INC; FLORIDA HOUSING FINANCE CORPORATION 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 October 08, 2025, the following

Final Judgment, to wit: LOT 54, SOUTHERN OAKS, UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 66-73 OF THE PUBLIC RECORDS OF PACSO, FLORIDA.

described property as set forth in said

Property Address: 5243 SAGA-MORE COURT, NEW PORT RICHEY, FL 34655

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

September 19, 2025

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 12 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 20-062753 - MiM September 19, 26, 2025 25-01995P

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 2024CA001749CAAXWS NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE: JASMINE LAKES CIVIC AND HOMEOWNERS ASSOCIATION, INC. F/K/A JASMINE LAKES CIVIC ASSOCIATION, INC.; STATE OF FLORIDA; CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN pursuant

Defendant(s)

to an Order Rescheduling Foreclosure Sale filed August 25, 2025 and entered in Case No. 2024CA001749CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE; IINKNOWN PERSON(S) POSSESSION OF THE SUBJECT JASMINE LAKES PROPERTY; CIVIC AND HOMEOWNERS ASSOCIATION, INC. F/K/A JASMINE LAKES CIVIC ASSOCIATION, INC.; STATE OF FLORIDA: CLERK OF THE COURT OF PASCO COUNTY, FLORIDA; 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, 11:00 A.M., on October 7, 2025, the

following described property as set forth in said Final Judgment, to wit: LOT 73, JASMINE LAKES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 6, PAGE 145, 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 10th day of September 2025. By: /s/ Marc Granger, Esq. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. $1619~\mathrm{NW}$ 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00176 NML V6.20190626

September 19, 26, 2025 25-01998P

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2025CA002461CAAXWS TIB, N.A., Plaintiff, vs. EVELYN E, DANESI, TRUSTEF OF THE EVELYN E. DANESI REVO-

CABLE TRUST DATED FEBRUARY

5, 2024 AND EVELEN E. DANESI,

et al. Defendant(s).

UNKNOWN BENEFICIARIES THE EVELYN E. DANESI TO: REVOCABLE TRUST DATED FEBRUARY 5, 2024,

whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the

mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 4, GLENWOOD OF GOLF TRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE(S) 1 THROUGH 9, OF THE PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 10/20/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 11th day of September, 2025.

NIKKI ALVAREZ-SOWI ES CLERK OF THE CIRCUIT COURT (SEAL) BY: HALEY JOYNER DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM September 19, 26, 2025 25-01991P

FIRST INSERTION

BUDGET SUMMARY

CITY OF ZEPHYRHILLS - FISCAL YEAR 2025-2026

THE PROPOSED OPERATING BUDGET EXPENDITURES OF CITY OF ZEPHYRHILLS ARE 5.6% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES

6.2500 General Fund **SPECIAL IMPACT** UTILITY **INTERNAL GENERAL** UTILITY AIRPORT SANITATIO **TOTAL ALL** CRA REVENUE **ESTIMATED REVENUES FEES CAPACITY SERVICE FUNDS FUND FUND FUND FUND** N FUND **FUND FUND FEES FUND** FUND Taxes: Millage per \$1,000 6.2500 10.591.741 1.727.812 12.319.553 Ad Valorem Taxes Sales and Use Taxes 5,087,634 3.826,690 **Utility Service Taxes** 3,826,690 3,122,930 1,017,000 5,519,930 Permits, Fees & Special Assessments 1,380,000 20,246,389 140,300 14,214,000 2,533,800 1,394,580 Charges for Services 1,963,709 Intergovernmental Revenue 2,444,955 3,500,000 3,547,281 9,492,236 Fines & Forfeitures 50.000 50.000 Miscellaneous Revenue 500,967 355,000 101,000 155,000 25,000 426,000 135,000 111,000 1,808,967 **TOTAL SOURCES** \$1,828,812 \$1,405,000 \$18,187,281 \$20,677,583 \$1,172,000 \$2,098,709 \$8,942,634 \$2,644,800 \$1,394,580 \$58,351,399 27,276,314 **Debt Proceeds** 17,214,367 6,551,129 3,510,818 Transfers In 6,405,000 285.030 2,114,064 8,804,094 Fund Balances/Reserves/Net Assets 4,518,954 5,000,000 3,308,243 1,509,768 41,479,573 17,368,565 2,074,410 7,511,732 187,901 TOTAL REVENUES, TRANSFERS & BALANCES \$57,374,579 \$13,461,588 \$6,405,000 \$34,451,653 \$3,903,222 \$8,683,732 \$2,571,640 \$7,665,386 \$1,394,580 \$135,911,380 **EXPENDITURES** 8.647.651 General Government 6,027,129 1,225,942 1,394,580 Public Safety 9,023,825 242.500 9,266,325 Physical Environment 1,013,252 7,975,687 1,891,321 10.880.260 1,428,766 879,922 Transportation 2,308,688 2,277,903 2,277,903 Culture & Recreation **Debt Service** 679,353 589,794 2,614,406 216,171 4,099,724 \$20,450,228 \$832,294 **TOTAL EXPENDITURES** \$1,225,942 \$10,590,093 \$879.922 \$2,107,492 \$1,394,580 \$37,480,551 Capital Outlay 26,592,758 10,397,712 4,500,000 19,471,129 1,070,000 4,884,818 69,585,417 2.669.000 Transfers Out 744,331 8,280 6,405,000 2,427,603 159,200 454,260 10,198,674 9,587,262 Fund Balances/Reserves/Net Assets 2,231,582 4,183,732 1,962,828 462,518 218,816 18,646,738 TOTAL APPROPRIATED EXPENDITURES \$57,374,579 \$13,461,588 \$3,903,222 \$8,683,732 \$6,405,000 \$34,451,653 \$2,571,640 \$7,665,386 \$1,394,580 \$135,911,380 **TRANSFERS, RESERVES & BALANCES**

THE TENTATIVE, ADOPTED AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE REFERENCED TAXING AUTHORITY AS A PUBLIC RECORD.

25-02021P

--- PUBLIC SALES ---

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at $11:\!30$ a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

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

September 3, 2026
The meetings are open to the public and will be conducted in accordance with the provision 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 the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, 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 at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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.

District Manager September 19, 2025

25-02011P

FIRST INSERTION

RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Riverwood Estates Community Development District (the "District"), located in Pasco County, Florida, will hold Regular Meetings for Fiscal Year 2026 at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates/times:

October 2, 2025 9:00 AM November 6, 2025 9:00 AM December 4, 2025 9:00 AM February 5, 2026 9:00 AM March 5, 2026 9:00 AM April 2, 2026 5:00 PM May 7, 2026 9:00 AM June 4, 2026 5:00 PM July 2 2026 5:00 PM August 6, 2026 9:00 AM

 ${\bf September~3,2026~5:00~PM}$ The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. 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 the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website at https://www.riverwoodestatescdd.org/.

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

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

September 19, 2025

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 BOARD OF SUPERVISORS' MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, as follows.

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

September 9, 2026 The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision 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 meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tsrcdd.com/.

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 the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to 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 Office.

A person who decides to appeal any decision made at the meetings 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.

District Manager

September 19, 2025

25-02025P

PUBLISH YOUR LEGAL NOTICE =mail legal@businessobserverfl.com

FIRST INSERTION

VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Vida's Way Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates: October 2, 2025

November 6, 2025 December 4, 2025 February 5, 2026 March 5, 2026 April 2, 2026 May 7, 2026 June 4, 2026 July 2, 2026 August 6, 2026 September 3, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings 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. A copy of the agenda for the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office") during normal business hours or by visiting the District's website, https://vidaswaycdd.

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

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

District Manager September 19, 2025

FIRST INSERTION

WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Whispering Pines Community Development District (the "District"), located in Pasco County, Florida, will hold Regular Meetings for Fiscal Year 2026 at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates/times:

October 2, 2025 10:00 AM November 6, 2025 10:00 AM December 4, 2025 10:00 AM February 5, 2026 10:00 AM March 5, 2026 10:00 AM April 2, 2026 5:00 PM May 7, 2026 10:00 AM June 4, 2026 5:00 PM July 2 2026 5:00 PM August 6, 2026 10:00 AM September 3, 2026 5:00 PM

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://whisperingpinescdd.net/.

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 (561) 571-0010 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.

District Manager

25-02012P

September 19, 2025 25-02014P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Epperson Ranch II Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. The meeting dates are as follows:

FISCAL YEAR 2025/2026 October 9, 2025 November 6, 2025 ${\it December 4, 2025}$ January 8, 2026 February 5, 2026 March 5, 2026 April 2, 2026 May 7, 2026 June 4, 2026 July 2, 2026 August 6, 2026 September 3, 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, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, 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 (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District

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. District Manager

25-02024P September 19, 2025

FIRST INSERTION

KENTON COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") will hold regular meetings as follows for Fiscal Year 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

April 3, 2026 July 3, 2026

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the 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. District Manager

September 19, 2025 25-02015P

FIRST INSERTION

NOTICE OF SPECIAL MEETING PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Palmetto Ridge Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Tuesday, September 30, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based. Jayna Cooper

District Manager September 19, 2025

25-02016P

FIRST INSERTION

NOTICE OF PROPOSED TAX INCREASE

The City of Zephyrhills has tentatively adopted a measure to increase its property tax levy.

Last year's proposed tax levy: A. Initially proposed tax levy\$ 9,802,628 B. Less tax reductions due to Value Adjustment Board and other (36,932)assessment changes\$ 9,839,560 C. Actual property tax levy\$ This year's proposed tax levy\$ 11,149,201

All concerned citizens are invited to attend a public hearing on the tax increase to be held on:

> Monday, September 22, 2025 6:00 P.M. City Hall **5335** 8th Street Zephyrhills, FL 33542

A FINAL DECISION on the proposed tax increase and the budget will be made at this hearing.

25-02022P September 19, 2025



E-mail your Legal Notice legal@businessobserverfl.com

PASCO COUNTY

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 Connerton East Community Development District

The Board of Supervisors ("Board") of the Connerton East 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 revenue 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 (Expansion Parcel) dated September 9, 2025. The proposed bonds will fund the public improvements described in the Supplemental Engineer's Report Expansion Area dated September 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 \$7,900,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)										
PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)		
Single Family 40'	14	0.80	11	5%	\$401,817	\$28,701	\$36,194	\$2,585		
Single Family 50'	209	1.00	209	95%	\$7,498,183	\$35,876	\$675,405	\$3,232		
TOTAL	222		220	1000/	¢7 000 000		\$711 E00			

- (1) Represents maximum assessments allocated by EAU for the Expansion Area
- (2) Product total shown for illustrative purposes only and are not fixed per product type
- (3) Includes estimated Pasco County collection costs/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 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOP-MENT 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 AS-SESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PRO-VIDING 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 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 (Expansion Area) dated September 9, 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

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

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- $2. \ {\it The Debt}$ Assessments shall be levied to defray all of the costs of the Project.
- $3. \ The nature of the Project generally consists of public improvements consisting of water management and control, water support of the project generally consists of public improvements consisting of water management and control, water support of the project generally consists of public improvements consisting of water management and control, water support of the project generally consists of public improvements consisting of water management and control, water support of the project generally consists of public improvements consisting of water management and control, water support of the project generally consists of public improvements consisting of water management and control, water support of the project generally consists of public improvements consisting of the project generally control of the project general of the project generally control of the project generally control of the project generally control of the project general of the project general of the project generally generally control of the project general of the project generally ge$ ply, 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.
- 4. The general locations of the Project are as shown on the plans and specifications referred to above.
- 5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$5,931,880 (hereinafter referred to as the "Estimated Cost").
- 6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$7,900,000 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.

 7. 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:
- $a.\ For \ unplatted \ lands \ the \ Debt \ Assessments \ will \ be \ imposed \ on \ a \ per \ acre \ basis \ in \ accordance \ with \ the \ Assessment \ Report.$ b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- 8. 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
- 9. 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.
- 10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

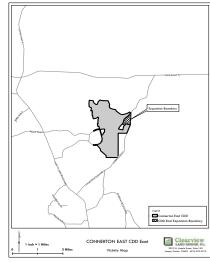
 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and
- lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- 12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method 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 September 9, 2025.

Attest: /s/ Lori Campagna Printed Name: Lori Campagna Assistant Secretary

Connerton East Community Development District /s/ Kelly Evans

Name: Kelly Evans Title: Chair of the Board of Supervisors



September 19, 26, 2025

25-02023P

FIRST INSERTION

NOTICE OF ACTION

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

2025-CA-000646 PENNYMAC LOAN SERVICES, Plaintiff, v. COREY L. OLSON A/K/A COREY LEE OLSON, et al.,

Defendants.

Olson 15609 Becky Lane Hudson FL 34667 Corey L. Olson a/k/a Corey Lee Olson 2170 Wateroak Dr. N Clearwater, FL 33764 Corey L. Olson a/k/a Corey Lee Olson 5886 High St. New Port Richey, FL 34652

TO: Corey L. Olson a/k/a Corey Lee

Corey L. Olson a/k/a Corey Lee Olson 2501 Stirling Cir, Unit 102 Dunedin, FL 34698 Corey L. Olson a/k/a Corey Lee Olson 434 Jackson St. Dunedin, FL 34698 Corey L. Olson a/k/a Corey Lee Olson 1763 Main St., Apt. 102

Dunedin, FL 34698 Tanya Maria Sanchez f/k/a Tanya M.

Olson a/k/a Tanya Maria Olson 15609 Becky Lane Hudson FL 34667 Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 2170 Wateroak Dr. N Clearwater, FL 33764 Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 1716 Allens Ridge Dr. N Palm Harbor, FL 34683 Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 1763 Main St., Apt. 102 Dunedin, FL 34698 a/k/a Corey Lee Olson 15609 Becky Lane Hudson FL 34667 a/k/a Corey Lee Olson 2170 Wateroak Dr. N Clearwater, FL 33764

Unknown Spouse of Corey L. Olson Unknown Spouse of Corey L. Olson Unknown Spouse of Corey L. Olson a/k/a Corey Lee Olson 5886 High St. New Port Richey, FL 34652 Unknown Spouse of Corey L. Olson a/k/a Corey Lee Olson 2501 Stirling Cir, Unit 102 Dunedin, FL 34698 Unknown Spouse of Corey L. Olson

a/k/a Corey Lee Olson

434 Jackson St. Dunedin, FL 34698 Unknown Spouse of Corey L. Olson a/k/a Corey Lee Olson 1763 Main St., Apt. 102 Dunedin, FL 34698 Unknown Spouse of Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 15609 Becky Lane Hudson FL 34667 Unknown Spouse of Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 2170 Wateroak Dr. N Clearwater, FL 33764 Unknown Spouse of Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 1716 Allens Ridge Dr. N Palm Harbor, FL 34683 Unknown Spouse of Tanya Maria Sanchez f/k/a Tanya M. Olson a/k/a Tanya Maria Olson 1763 Main St., Apt. 102 Dunedin, FL 34698 Unknown Party in Possession 1 15609 Becky Lane Hudson FL 34667 Unknown Party in Possession 2 15609 Becky Lane Hudson FL 34667

YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the following described property in Pasco County, Florida: PARCEL 1:

Parcel 10, being a portion of Lot 4, Block C, of GULF COAST ACRES ADDITION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and as described as follows:

For a Point of reference, commence at the Southwest corner of said Lot 4, Block C, of GULF COAST ACRES ADDITION; run thence North 0 degrees 12 minutes 02 seconds East, along the Westerly boundary of said Lot 4, a distance of 521.32 feet for a Point of Beginning; from said Point of Beginning, continue North 0 degrees 12 minutes 02 seconds East, 260,66 feet; thence North 89 degrees 44 minutes 20 seconds East, 161.06 feet; thence South 0 degrees 11 minutes 30 seconds West, 260.59 feet; thence South 89 degrees 42 minutes 39 seconds West, 161.10 feet to the Point of Beginning. The East 25.00 feet thereof being reserved for ingress and egress and for drainage and/or utilities PARCEL 2:

Being a portion of Lot 3, Block C, of GULF COAST ACRES ADDI-TION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and described as follows:

Beginning at the Southeast corner of Lot 3, of Plot C, Section 24, Township 24 South, Range 16 East, known as Gulf Coast Acres, Pasco County, Florida. Run thence North 522 feet to a Point of Beginning, thence North 261 feet, thence West 161 feet 3 inch thence South 261 feet, thence East 161 feet 3 inch to a Point of Beginning. Subject to road right of way on

West side (road right of way and electrical).

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & 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.

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 September 4, 2025.

Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

Anthony R. Smith, Esquire the Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789 September 19, 26, 2025 25-01999P

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

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



FIRST INSERTION

Lago Ave, Land O'Lakes, FL 34637,

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

CASE NO.: 2025CA002249CAAXES DARRELL L. BULL, Plaintiff, v. NICHOLE B. TRANTHAM,

Defendants. TO: NICHOLE B. TRANTHAM 1502 S. Boulder Avenue, Apt 20K

Tulsa, OK 74119 YOU ARE NOTIFIED that an action

to partition the following property in Pasco County, Florida: Lot 16, Block 1, Caliente, according

to the map or plat thereof, as recorded in Plat Book 43, Page(s) 39 through 48, inclusive, of the Public Records of Pasco County, Florida. Commonly known as 6736 Vista Del

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda A. Felten, Esq., the plaintiff's attorney, whose address is c/o Weber, Crabb & Wein, P.A., 5453 Central Avenue, St. Petersburg, FL 33710 within thirty (30) days after the first publication of this Notice of Action, 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 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.

DATED on September 16, 2025. DUE ON OR BEFORE 10/20/2025(SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

Weber, Crabb & Wein, P.A., 5453 Central Avenue, St. Petersburg, FL 33710 Sept. 19, 26; Oct. 3, 10, 2025

25-02020P

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002109CAAXES PENNYMAC LOAN SERVICES,

Plaintiff, v. RAYMOND EVERETT EMERY JOHNSON, et al., Defendants.

TO: Mary Jo Johnson 37414 Castleberry Drive Zephyrhills, FL 33542 Mary Jo Johnson 38130 Pretty Pond Rd., Apt. 341A Zephyrhills, FL 33540

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 65, WEDGEWOOD MANOR

- PHASE I & II, a subdivision according to the plat thereof re-corded at Plat Book 27, Pages 11 through 14, inclusive, in 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & 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

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT

OF THE SIXTH JUDICIAL

CIRCUIT OF FLORIDA, IN AND

FOR PASCO COUNTY

CIVIL DIVISION

Case No.

512023CC002289CCAXWS

Division O US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

FOR VRMTG ASSET TRUST

KLINE; DOREEN L. KLINE

A/K/A DOREEN KLINE:

TENANTS/OWNERS,

Defendants.

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

Plaintiff, vs. JAMES A. KLINE A/K/A JAMES

GIANNA TERREGINO STOKES,

UNKNOWN SPOUSE OF JAMES

A. KLINE A/K/A JAMES KLINE;

TERREGINO STOKES N/K/A

UNKNOWN SPOUSE OF GIANNA

CHASE TWIGG, AND UNKNOWN

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plain-

tiff entered in this cause on September

4, 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 80, GULF SIDE VILLAS,

ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 7, PAGE 50, OF THE

PUBLIC RECORDS OF PASCO

TOGETHER WITH THAT CERTAIN MANUFACTURED

HOME, YEAR: 1996, MAKE:

VIN #: PH098449AFL AND VIN

TOGETHER WITH THAT CER-

COUNTY, FLORIDA

PALM TRAILERS,

#: PH098449BFL

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.

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 September 16, 2025 (SEAL)

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789

FIRST INSERTION

PASCO COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-002231 LAKEVIEW LOAN SERVICING,

Plaintiff, v. CHRISTOPHER BOURAND.

PERSONAL REPRESENTATIVE OF THE ESTATE OF ALIX Y. BOURAND A/K/A ALIX YVES BOURAND, SR., DECEASED, et al., Defendants.

TO: Unknown Heir, Beneficiary and Devisee 1 of the Estate of Alix Y. Bourand a/k/a Alix Yves Bourand, Sr., Deceased

Last known address: Unknown Unknown Heir, Beneficiary and Devisee 2 of the Estate of Alix Y. Bourand a/k/a Alix Yves Bourand, Sr., Deceased Last known address: Unknown

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

Lot 83, Crestview Hills, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 124 through 129, inclusive, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

CASE NO.

2024CA002358CAAXWS

WELLS FARGO BANK, NATIONAL

ASSOCIATION AS TRUSTEE FOR

OPTION ONE MORTGAGE LOAN

TRUST 2006-1, ASSET-BACKED

CERTIFICATES, SERIES 2006-1,

THOMAS WALTER PETRICK, et al.

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated July 9, 2025, and entered in

2024CA002358CAAXWS of the Circuit

Court of the SIXTH Judicial Circuit in

and for Pasco County, Florida, wherein

WELLS FARGO BANK, NATIONAL

ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN

TRUST 2006-1, ASSET-BACKED

CERTIFICATES, SERIES 2006-1 is the Plaintiff and THOMAS W.

PETRICK A/K/A THOMAS WALTER

PETRICK; UNKNOWN SPOUSE OF THOMAS W. PETRICK A/K/A

THOMAS WALTER PETRICK 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 October 21, 2025,

the following described property as set

LOTS 5 AND 6, COOL ACRES, UNIT ONE, ACCORDING TO

THE MAP OR PLAT THEREOF

AS RECORDED IN PLAT BOOK

7, PAGE 42, OF THE PUBLIC

RECORDS OF PASCO COUNTY,

FLORIDA.

forth in said Final Judgment, to wit:

THOMAS W. PETRICK A/K/A

Plaintiff, vs.

Defendant(s).

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 BEFORE 10/20/2025

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 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,

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A.,

1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 25-02017P Sept. 19, 26, 2025

FIRST INSERTION

TAIN MOBILE HOME, VIN(S) and commonly known as: 14702 SNAP-PER LN, HUDSON, FL 34667; 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 November 3, 2025 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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 noti-fication 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 16, 2025 By:/s/ Laura E. Noyes Laura E. Noyes Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2323693/wll 25-02001P NOTICE OF FORECLOSURE SALE Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA lis pendens must file a claim in accor-GENERAL JURISDICTION dance with Florida Statutes, Section DIVISION

IMPORTANT

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

tion regarding transportation services. Dated this 16 day of September, ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

September 19, 26, 2025 25-02018P

Property Address: 5038 COUGAR 24-222649 - NaC LOOP, HOLIDAY, FL 34690

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2025CA000655 SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, Plaintiff, vs.

KEVIN D. LEE, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/8/2025, in Case No.: 2025CA000655 of the Circuit Court in and for Pasco County, Florida, wherein SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and KEVIN D. LEE, et al., is/are the Defendant(s). Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m.,

at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 11/12/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 6, in Block 9, of SILVERADO RANCH SUBDIVISION PHASE 5A, according to the plat thereof, As recorded in Plat Book 78, Page 33, 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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 17, 2025 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Winter Park, Florida 32789 (407) 636-2549

Sept. 19, 26, 2025 25-02007P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CA001144CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, v. TERESSA MCBEATH; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: UNKNOWN TENANT #1: UNKNOWN TENANT #2.

Defendant(s). To the following Defendant(s): TERESSA MCBEATH 5323 CARLTON RD NEW PORT RICHEY, FL 34652

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 5, BLOCK D, JASMIN TER-RACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 113, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

a/k/a 5323 Carlton Road, New

Port Richey, FL 34652 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10/20/2025, a date which is within thirty (30) day after the first publication of this Notice in Business Observer and

file the original with the This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, Phone No. (727) 847-2411 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this court on this September 16, 2025. Clerk of the Circuit Court

(SEAL) By: Shakira Ramirez-Pagan Deputy Clerk Sept. 19, 26, 2025 25-01996P

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

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

and select the appropriate County name from the menu option

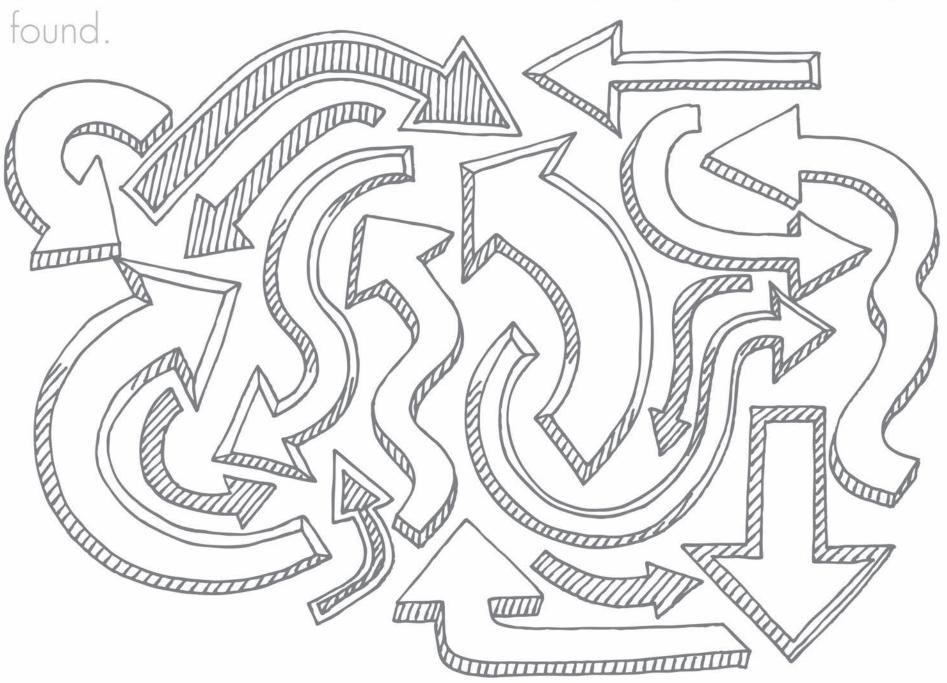
or email legal@businessobserverfl.com





WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily





2 OUT OF 3

Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.

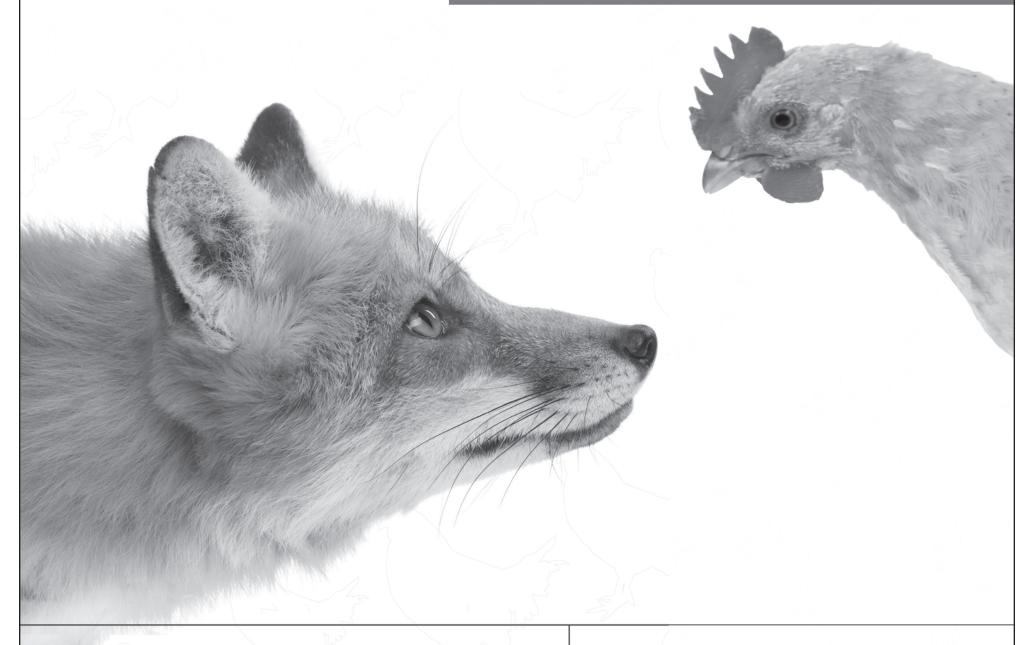


www.newsmediaalliance.org

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers



SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 2024CA001409CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. 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.

TO: UNKNOWN HEIRS, SPOUS-BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DAN-

IEL CORBETT SR. Last Known Address: Unknown UNKNOWN HEIRS, SPO SPOUSES, BENEFICIARIES. DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF BAR-

BARA 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 No-tice 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

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 transporta-

WITNESS my hand and seal of this Court at Pasco, Florida, on this Septem-

> 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

SECOND INSERTION

NOTICE OF ACTION N THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA002204CAAXWS FLAGSTAR BANK, N.A., Plaintiff, vs.

MARLENE E. LEE, et al., Defendants. 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, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

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 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

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 & Comptroller Deputy Clerk: Shakira Ramirez Pagan September 12, 19, 2025 25-01928P

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND

FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001869CAAXWS CROSSCOUNTRY MORTGAGE, LLC,

Plaintiff, vs. ALVIN BATISTA; KIMBERLY MARIE BATISTA, ET AL Defendants

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 (CUR-

RENT 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 RE-CORDED IN PLAT BOOK 56, PAGE 64, OF THE PUBLIC RE-CORDS 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 Plain-tiff, whose address is 1239 E. NEW-PORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on

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 & Comptroller 2025CA001869CAAXWS 09-09-2025 03:44 PM

Deputy Clerk: Shakira Remirez 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-001469

LAKEVIEW LOAN SERVICING. LLC, Plaintiff, v. QUENTIN KRAMER, et al.,

Defendants. 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 defenses, if any, on Kendra J. Taylor, Esquire, the Plaintiff's attorney, whose address is Tiffany & 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,

Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430,

Winter Park, FL 32789 September 12, 19, 2025 25-01934P

SECOND INSERTION

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

CASE NO. 2012-CA-3309-ES UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII. Plaintiff, vs. 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).

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 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-

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 MO-BILE HOME HAVING FLOR-IDA NUMBERS 0085165546 AND 0085165598 AND IDEN-TIFICATION 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2025CA001293CAAXWS V.I.P. MORTGAGE, INC., Plaintiff, vs.

RICK GOYT, et al.,

Defendant.To the following Defendant(s): ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RICK GOYT, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an ac-

tion for Foreclosure of Mortgage on the following described property: LOT 34, BLOCK I SUMMER LAKES TRACTS 3, 4, AND 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED 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 Mc-Calla 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

attorney or immediately thereafter: otherwise a default will be entered against you for the relief demand in the complaint. DUE ON OR BE-FORE 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 transporta-

WITNESS my hand and seal of this Court this September 9, 2025

Nikki Alvarez-Sowles (SEAL) Pascou County Clerk & 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

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.

2024CA002444CAAXWS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, ROY CHATRAW: UNKNOWN SPOUSE OF ROY CHATRAW; CYPRESS RUN VILLAGE HOMEOWNERS ASSOCIATION INC.; FPL ENERGY SERVICES, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to 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 RE-SEARCH CENTER, LLC D/B/A VET-ERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and ROY CHA-TRAW; UNKNOWN SPOUSE OF ROY CHATRAW; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; CYPRESS RUN VIL-LAGE HOMEOWNERS ASSOCIA-TION INC.; FPL ENERGY SERVICES, INC.; are defendants. NIKKI ALVA-REZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC SALE AT: WWW.PASCO. REALFORECLOSE.COM, at 11:00 A.M., on October 8, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 89, CYPRESS RUN AT MEADOW OAKS, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-DA.

SECOND INSERTION

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 & 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



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



--- PUBLIC SALES ---

SECOND 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 roperty 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 INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3			
Single Family 40*	400	0.80	320	44%	\$22,099,448	\$55,249	\$1,990,625	\$4,977			
Single Family 50*	404	1.00	404	56%	\$27,900,552	\$69,061	\$2,513,164	\$6,221			
TOTAL	804		724	100%	\$50,000,000	_	\$4,503,789				

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 proceed-

ings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at 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 DEVELOP-MENT 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 ASSESS MENT 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

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

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

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

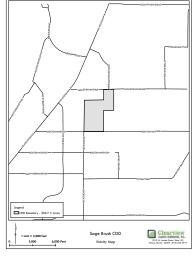
In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner 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:

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

SECOND 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 § 732.2211

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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

SG@EasyEstateProbate.com

Florida Bar No. 101511

September 12, 19, 2025

E-mail:

Who benefits from legal notices?

affect individuals and the public at large.

NOTICE TO CREDITORS

SECOND INSERTION

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 Richev, Florida $34656\hbox{-}0338.$ 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 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.

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.comSeptember 12, 19, 2025 25-01945P SECOND 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 HERRERT ANDREWS II &

ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants. Notice is given that under a Final Sum-

mary 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 HOMEOWN-ERS 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

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

You do. Legal notices are required because a government body or corporation wants to take action that can

25-01940P

SECOND 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

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

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

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 $1211~\mathrm{W}$ 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

SECOND 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 Richev, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

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

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

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

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

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

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

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

SECOND 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 BE-FORE 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

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 25-01939F

SECOND 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 attornev are set forth below.

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

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

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

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

SECOND INSERTION

25-01941P

NOTICE TO CREDITORS IN THE SIXTH JUDICAL 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,

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

THE FIRST PUBLICATION OF THIS NOTICE.

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

Personal Representative: Diane Pikos

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

unless a written demand is made by a

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

Fax: (888) 908-5750

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

notice is September 12, 2025.

201 Shore Drive

Email: spiro@verras-law.comSecondary Email:

September 12, 19, 2025 25-01950P

contact@verras-law.com

SECOND INSERTION

NOTICE TO CREDITORS IN THE SIXTH JUDICAL 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 attornev 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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CL THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

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

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

unless a written demand is made by a

Personal Representative: Susan H. Duncan 4425 Harborpointe Drive Point Richey, Florida 34668

September 12, 19, 2025 25-01949P

SECOND 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; ÚNKNOWN 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 RECORD-ED 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 CLAIM-ING A RIGHT TO FUNDS REMAIN-ING 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



--- ESTATE /ACTIONS / SALES ---

SECOND 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 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 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

SECOND 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 unmatured, 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 AF-TER 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PURLICATION 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

SECOND 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 Richev. 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 unmatured, 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 unmatured, 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:

Attorneys for Petitioners

September 12, 19, 2025

dmatthews@matthewslawpa.comand denise@matthewslawpa.com SECOND INSERTION NOTICE TO CREDITORS

PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001281 IN RE: ESTATE OF COLLEEN ANN PARRISH. A/K/A COLLEEN A. PARRISH,

IN THE CIRCUIT COURT FOR

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 $\hbox{E-M\'ail: scasagrande@strosslaw.com}$ 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 REHALF OF THE SEC-RETARY OF HOUSING AND UR-

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 effectu-ated, 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

other papers before the hearing to show

SECOND INSERTION

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

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,

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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 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, 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 lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled 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.com23-140942 - MiM 25-01932P

SECOND INSERTION

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 notfor-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, UNT 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

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 informa-

tion 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

SECOND INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

51-2024-CA-001023ES TRUIST BANK, Plaintiff, vs. GEREMY A 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

JACFL16765B.

September 12, 19, 2025

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

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

September 12, 19, 2025 25-01931P

24-09503FL

SECOND 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 GIV-EN 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 FREE-DOM 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 GAINEY and UNKNOWN TENANT #2 N/K/A CORRIE GAINEY, 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 RE-CORDED IN PLAT BOOK 82, PAGE(S) 31 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUN-TY, FLORIDA.

Also known as 16334 FREH-LEY RUN, LAND O LAKES, FL

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

--- ESTATE /ACTIONS / SALES ---

PASCO COUNTY

OFFICIAL COURTHOUSE **WEBSITES**

MANATEE COUNTY

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 mvorangeclerk.com

SECOND INSERTION

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 notfor-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, UNT 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

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 informa-

tion 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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.

U-Stor, (United Pasco) 11214 US Hwy 19 North Port Richey, FL 34668 at 10:00 AM

Christianna Milton B120

Immediately Following at U-Stor Ridge Rd. 7215 Ridge Rd. Port Richey, FL 34668

Eduard Blanco F27 Melvin Nye

Immediately Following at U-Stor Zephyrhills 36654 Pure Water Way Zephyrhills, FL 33541

Mary Baker 16 F27 John Bueno Kenneth Collins H7 D41AC Darrell Currington G77AC Jonathan Dominguez Angel Rodriguez C50 Kelli Sargent I9

C51 Tonya Sei Regina M. Sones D7

September 12, 19, 2025 25-01926P

SECOND INSERTION

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

FILE NO. 2025CP001000CPAXES DIVISION A IN RE: ESTATE OF SHELBY JANELLE BONHAM, Deceased.

The administration of the Estate of Shelby Janelle Bonham, deceased, whose date of death was January 30, 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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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.

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.

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

Personal Representative: Alissa Wayand c/o Bennett Jacobs & Adams, P.A.

P.O. Box 3300 Tampa, FL 33601 Attorney for Personal Representative:

Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. P.O. Box 3300

Tampa, FL 33601 Telephone: (813) 272-1400

Fax: (866) 844-4703 E-Mail: LMURALT@BJA-Law.com September 12, 19, 2025

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR

PASCO COUNTY ${\bf 2023 DP000134 DPAXWS-26}$ 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 AP-PEAR AT THIS HEARING CONSTI-TUTES CONSENT TO THE TERMI-NATION 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

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

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLOR-IDA 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

> 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

of August, 2025. Office of Nikki Alvarez-Sowles, Esquire

(SEAL)

WITNESS my hand as a Clerk of said court and the Seal thereof, this 27th day

CLERK AND COMPTROLLER By: Karen S. Papadopoulos Deputy Clerk Sept. 5, 12, 19, 26, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

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

2024DP000117DPAXWS-26 In the Interest of: M.W., DOB: 07/25/2015 A Minor Child. TO: Alvssa Witzel

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 M.W., a female child, born on July 25, 2025, in Monroe County, State of New York, as Alyssa Witzel and commitment of M.W. 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, November 13th, 2025 at 10:30 am EST.

FAILURE TO PERSONALLY AP-PEAR AT THIS HEARING CONSTI-TUTES CONSENT TO THE TERMI-NATION 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

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLOR-IDA 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.

> BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida By: /s/ Michael D'Imperio Assistant State Attorney Bar No. 1048772 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 10th day of September, 2025. Office of Nikki Alvarez-Sowles, Esquire CLERK AND COMPTROLLER

By: Karen S. Papadopoulos Deputy Clerk Sept. 12, 19, 26; Oct. 3, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO .: 2025CA002204CAAXWS FLAGSTAR BANK, N.A., Plaintiff, vs. MARLENE E. LEE, et al.,

Defendants. TO: UNKNOWN SPOUSE OF MARLENE E. LEE

6340 HARRISON STREET, NEW PORT RICHEY, FL 34653YOU 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 RE-CORDED IN PLAT BOOK 4, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUN-

TY, 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 & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before OCTOBER 14. 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a

NOTICE OF ACTION

default will be entered against you for the relief demanded in the complaint. If you are a person with a dis-

ability who needs an accommoda-tion 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

WITNESS my hand and the seal of this Court this day of September 9, 2025. Nikki Alvarez-Sowles

Pascou County Clerk & Comptroller 2025CA002204CAAXWS 09-09-2025 03:58 PM

Deputy Clerk: Shakira Ramirez Pagan De Cubas & Lewis, P.A., Attorney for Plaintiff.

PO BOX 5026, FORT LAUDERDALE, FL 33310 25-01922

September 12, 19, 2025

THIRD 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

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 judg-ment 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

THIRD 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 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

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

(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

THIRD INSERTION Under or Against the Estate of Lionel Laperouse, Jr., and Camille Jarrell,

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

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



Heirs, Creditors, Devisees, Grantees,

Beneficiaries, Lienors, Assignees,

Trustees and All Other Parties

What is a public notice?

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

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

--- TAX DEEDS ---

PASCO COUNTY

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000159TDAXXX 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 #: 2100696 Year of Issuance: 06/01/2022Description of Property: 27-24-21-0260-00000-1750

MEREDITH HEIGHTS PB 2 PG 40 LOTS 175 & 176 Name(s) in which assessed:

VANESSA TORRES

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 25-01787P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000150TDAXXX NOTICE IS HEREBY GIVEN,

That CERTMAX 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 #: 2102285 Year of Issuance: 06/01/2022

Description of Property: 35-25-20-0010-01700-0040 WATERGRASS PARCEL B-1, B-2, B-3 AND B-4 PB 61 PG 94 LOT 4 $\,$ BLOCK 17

 $Name(s)\ in\ which\ assessed:$ MIRLAM JARVIS

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

25-01781P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000158TDAXXX 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: assessed are as follows:

Certificate #: 2109501 Year of Issuance: 06/01/2022Description of Property:

25-26-15-0770-00000-3700 TAHITIAN HOMES UNIT 5 PB 9 PG 125 LOT 370

Name(s) in which assessed: ESTANISLAO SANCHEZ

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

25-01786P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000166TDAXXX 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

Certificate #: 2100531 Year of Issuance: 06/01/2022Description of Property:

22-24-21-0030-02100-0250 LAKE GEORGE PARK PB 4 PG 32 LOTS 25 & 26 BLOCK 21 Name(s) in which assessed:

MIGUEL A PEREZ 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

25-01794P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000167TDAXXX

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 #: 2106683 Year of Issuance: 06/01/2022Description of Property:

12-25-16-0090-06300-0100 GRIFFIN PK B 2 P 78 & 78A LOT 10 & E 11 FT LOT 11 BLK 63 Name(s) in which assessed:

ALFRED ROSADO 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 25-01795P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX0001771TDAXXX 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 #: 2103785

Year of Issuance: 06/01/2022Description of Property: 23-26-18-0080-00800-0300

STONEGATE PHASE 1 PB 56 PG 041 BLOCK 8 LOT 30 Name(s) in which assessed:

KIRAN KHAN

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

25-01802P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000163TDAXXX

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 #: 2107121 Year of Issuance: 06/01/2022Description of Property:

22-25-16-0990-00001-6640 EMBASSY HILLS UNIT 9 PB 14 PGS 98-99 LOT 1664 SUBJECT TO EASEMENT FOR R/W OVER WEST 17.50 FT THEREOF PER OR 1916 PG 1973 OR 6395 PG 555

Name(s) in which assessed: VMD INC VANESSA M DAZIO

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 25-01791P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000156TDAXXX

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 #: 2108647 Year of Issuance: 06/01/2022 Description of Property:

20-26-16-0270-00000-390A UNREC PLAT COLONIAL #4 AKA LOT 390A COM NW COR OF NE 1/4 OF NW 1/4 SEC 20 TH S 320 FT TH E 66 FT TH S 60 FT TH W 66 FT TH N 60 FT TO POB

RB 736 PG 627 Name(s) in which assessed: RAYMOND LATINIK

SARAH F LATINIK 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 25-01785P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000172TDAXXX

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 #: 2101814 Year of Issuance: 06/01/2022 Description of Property:

16-26-21-0010-08100-0000 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 NORTH1/2 OF TRACT 81 IN SEC 16 SUBJECT TO AN EASE-MENT FOR INGRESS-EGRESS & UTILITIES OVER NORTH 30 FT OF EAST 172 FT THEREOF

OR 9094 PG 1110 Name(s) in which assessed: CAROL ANN TOWNS

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 25-01798P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000169TDAXXX

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 #: 2100952 Year of Issuance: 06/01/2022Description of Property:

04-25-21-0020-00000-0160 ELDRED SUB UNREC TA PLAT WEST 145.8 FT OF NORTH 76.09 FT OF SOUTH 981.41 FT OF EAST 331.57 FT OF NW1/4 OF NW1/4 AKA LOT 16 EXC RD $\ensuremath{\mathrm{R/W}}$ FOR SR 52 OR 3516 PG 218

Name(s) in which assessed: LEON ARHTUR HEMMINGER

LEON ARTHUR HEMMINGER

JULIE LYNN HEMMINGER 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000145TDAXXX 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 #: 2108442 Year of Issuance: 06/01/2022Description of Property:

18-26-16-0000-00100-0010 THE NORTH 145 FT OF FOL LOWING DESCRIBED PARCEL OF PROPERTY: THE SOUTH 2/3 OF WEST 140 FT OF EAST 281.42 FT OF S7/20 OF E 1/2 OF SW1/4 OF NE1/4 OF SEC OR $8784~\mathrm{PG}\,1979~\mathrm{OR}\,8903~\mathrm{PG}\,3063$

Name(s) in which assessed: THOMAS E LONES RACHEL LONES ESTATE OF RACHEL LONES

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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000141TDAXXX 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 #: 2107479 Year of Issuance: 06/01/2022Description of Property:

32-25-16-0220-00000-0080 CRYMBLE SUB MB 5 PG 11 LOTS 8 & 9 EXC RD OR 8743 PG 2311

Name(s) in which assessed: CITY OF NEW PORT RICHEY 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 25-01774P

FOURTH INSERTION

Notice of Application for Tax Deed

2025XX000155TDAXXX 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

Certificate #: 2101431 Year of Issuance: 06/01/2022 Description of Property:

assessed are as follows:

Name(s) in which assessed:

·26-21-0070-00000-1960 SANDALWOOD MOBILE HOME COMMUNITY PB 23 PGS 149-150 LOT 196 OR 9754 PG 1691

DAVID KING 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

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01784P

By: Denisse Diaz

FOURTH INSERTION Notice of Application for Tax Deed

2025XX000164TDAXXX 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 #: 2100215 Year of Issuance: 06/01/2022 Description of Property:

26-23-21-0000-01700-0000 NORTH 60 FT OF SOUTH 300 FT OF SW1/4 OF NW1/4 OF NE1/4 W OF RR LESS WEST 80

FT THEREOF Name(s) in which assessed: ISAIAH STEWART

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 25-01792P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000175TDAXXX

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 #: 2101837 Year of Issuance: 06/01/2022

Name(s) in which assessed

Description of Property: 17-26-21-0010-08700-0011 ZEPHYRHILLS COLONY COM-PANY PB 2 PG 1 SOUTH 1/2 OF EAST 1/2 OF TR 87

CLAY WILLIAM VETZEL 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

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

By: Denisse Diaz

25-01801P

FOURTH INSERTION Notice of Application for Tax Deed

2025XX000152TDAXXX 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 #: 2100079 Year of Issuance: 06/01/2022 Description of Property:

05-26-22-0000-02100-0036 ZEPHYRHILLSUNREC LOT 10 DESC AS BEG AT NW COR OF SEC 5 TH S89DEG 42'14"E 875.04 FT TH S00DEG 49'41"W 250.01 FT TH N89DEG 42'14'W 917.39 FT TO ELY RIGHT OF WAY LINE OF EL-WOOD ROAD (COUNTY ROAD 54A) TH ALG SAID RIGHT OF WAY LINE NOODEG 13' 19"E 249.90 FT TH LEAVING SAID RIGHT-OF-WAY LINE S89DEG 49'50"E 45.00 FT TO POB OR

3684 PG 1146 Name(s) in which assessed: MONICA MCMACKIN ROBERT J MCMACKIN

August 20, 2025

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.

By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01782P

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

FOURTH INSERTION

Notice of Application for Tax Deed

2025XX000165TDAXXX 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:

Description of Property: 27-23-21-0040-02800-0010 BANKSTONS ADDITION PB 1 PB 43 EAST1/2 OF LOTS 1 & 4; AND LOTS 5 6 7 & 8 ALL IN BLOCK 28 OR 445 PG 545 Name(s) in which assessed:

Year of Issuance: 06/01/2022

Certificate #: 2100304

JESTINE BLACK ELIZA LEWIS ESTATE OF ELIZA LEWIS DECEASED J D LEWIS WILLIE SERMON TIMMYA J LEE JOANNE LEE

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,

August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

on October 02, 2025 at 10:00 am.

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01793P

OFFICIAL COURTHOUSE

WEBSITES

MANATEE COUNTY manateeclerk.com SARASOTA COUNTY

sarasotacierk.com **CHARLOTTE COUNTY**

charlotteclerk.com LEE COUNTY

leeclerk.org **COLLIER COUNTY**

HILLSBOROUGH **COUNTY**

collierclerk.com

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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

--- TAX DEEDS / ACTION ---

FOURTH 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 PCL C 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

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Business

25-01775P

FOURTH 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"W207.26FTTHN82DEG22' 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

FOURTH 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 Noodeg36'49"E ALG WEST LINE OF NW1/4 787.76 FT FOR POB TH CONT NOODEG36'49"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

FOURTH 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

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

7.00 FT THEREOF

Name(s) in which assessed:

DOUGLAS L ADDISON

REGISTERED AGENT

August 20, 2025

Aug. 29; Sep. 5, 12, 19, 2025

Certificate #: 2107547

Year of Issuance: 06/01/2022

33-25-16-0060-00G00-0060

HILLTOP HEIGHTS PB 6 PG 120

LOT 6 BLOCK G LESS SOUTH

DOUGLAS ADDISON DESIGN

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01779F

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

Aug. 29; Sep. 5, 12, 19, 2025 25-01783P

FOURTH INSERTION FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000147TDAXXX 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:

FOURTH INSERTION

Notice of Application for Tax Deed

2025XX000148TDAXXX

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

THAT PART OF SW 1/4 OF NW 1/4 LYING W OF RR EXC S 205

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01780P

on October 02, 2025 at 10:00 am.

 $Aug.\ 29;\ Sep.\ 5,12,19,\ 2025$

Year of Issuance: 06/01/2017

Description of Property: 09-25-18-0000-01500-0000

NOTICE IS HEREBY GIVEN,

assessed are as follows:

FT OR 705 PG 544

GRACE E REWIS

August 20, 2025

Name(s) in which assessed: JOHN A REWIS

Certificate #: 1607965

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 25-01788F

FOURTH 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

FOURTH INSERTION Notice of Application for Tax Deed Notice of Application for Tax Deed

2025XX000170TDAXXX NOTICE IS HEREBY GIVEN,

That MIKON FINANCIAL SERVICES assessed are as follows:

Certificate #: 2107890 Year of Issuance: 06/01/2022

BAYOU VIEW PB 2 PG 53 LOTS 1 TO 6 INCL BLK 9 OR 8342 PG 1706

TARPON IV LLC JONATHAN POLITANO

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

Pasco County Clerk & Comptroller By: Denisse Diaz

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH HIDICIAL 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 AP-PEAR 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

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

PURSUANT TO SECTIONS 39.802 (4) (d) AND 63.082 (6) (g), FLORIDA STATUTES, YOU ARE HEREBY IN-FORMED 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 hear-

ing 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

Aug. 29; Sept. 5, 12, 19, 2025

FOURTH 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 #: 2003178 Year of Issuance: 06/01/2021 Description of Property:

05-24-18-0010-00000-4340 LEISURE HILLS UNREC PLAT TRACT 434 DESC AS THE EAST 1/2 OF SE1/4 OF SW1/4 OF SE1/4 OF SE1/4 OF SEC 5 LESS THE NORTH 25.00 FT THEREOF FOR ROAD R/W OR 8749 PG 80

Name(s) in which assessed: MICHAEL A SCOTT

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

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

25-01799P

FOURTH INSERTION Notice of Application for Tax Deed 2025XX000146TDAXXX

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 #: 2107045 Year of Issuance: 06/01/2022 Description of Property:

22-25-16-076D-00001-1270 REGENCY PARK UNIT 6 PB 13 PGS 22-23 LOT 1127 OR 5914 PG 360 OR 8546 PG 1875

Name(s) in which assesse CHRISTOPHER CRAMER RODGER W CRAMER DECEASED ROGER W CRAMER

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.

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

August 20, 2025

Aug. 29; Sep. 5, 12, 19, 2025

25-01778P

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

Description of Property: 06-26-16-0070-00900-0010

Name(s) in which assessed:

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

Office of Nikki Alvarez-Sowles, Esq.

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

25-01797P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000161TDAXXX 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 #: 2109091 Year of Issuance: 06/01/2022Description of Property: 31-26-16-0150-00000-0230 BUENA VISTA MB 5 PG 96 LOT 23 OR 8970 PG 3185

Name(s) in which assessed ALEXANDROS LEONIDAS CHRISTOPOULOS REGISTERED AGENT ALPHA FOOD EQUIPMENT

LLC 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

25-01789P

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.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** or email legal@businessobserverfl.com