

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Blackwell Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: October 28, 2025
TIME: 10:30 a.m.
LOCATION: Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, Florida 33544

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Engineer's Report ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The proposed District is located entirely within Pasco County, Florida, and covers approximately 107.24 acres of land, more or less. The site is generally located north of Hudson Avenue and east of Hazel Avenue. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$21,505,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Single Family	321	1.0	\$66,993.77	\$6,330.73

*Amount includes principal only, and not interest or collect costs

**Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION NO. 2025-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Blackwell Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID

BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$15,470,000 ("Estimated Cost").

B. The Assessments will defray approximately \$21,505,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$1,910,234 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, 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 may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: October 28, 2025
TIME: 10:30 a.m.
LOCATION: Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd
Wesley Chapel, Florida 33544

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

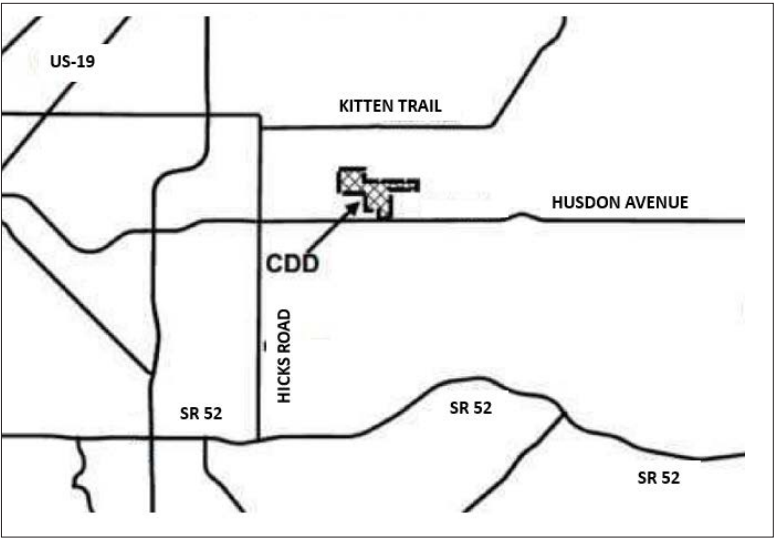
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.
PASSED AND ADOPTED this 29th day of July, 2025.

Attest:
/s/ Kristen Suit
Secretary/Assistant Secretary

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT
/s/ William Fife
Chair /Vice Chair, Board of Supervisors

Exhibit A: District Engineer's Report

Exhibit B: Master Special Assessment Methodology Report



September 26; October 3, 2025

25-02069P

FIRST INSERTION

PUBLIC NOTICE

Madison Square Shops and Self Storage of New Port Richey
Madison Square Shops and Self Storage hereby publishes notice, as required by Florida Self-Storage Act, section 83.806 and 83.807, of a public sale of the property listed below to satisfy a landlords lien. All sales are to the highest bidder and are considered final under the Judicial Lien process by public auction of the following storage units. The goods to be sold are generally described as household goods. The terms of the sale will be via ACH payments. Madison Square Shops and Self Storage does reserve the right to refuse any bid. Auction will be held online at www.lockerfox.com The bidding will open on October 10, 2025 at 8:00am and conclude at 10:00am on 10/17/2025. Madison Square Shops and Self Storage of 4051 Madison St, New Port Richey, FL 34652
39 Chris Gworek
123 Kelly King
39 Leonard Wilcox
201 Leonard Wilcox
Sept. 26; Oct. 3, 2025 25-02072P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:
A 2003 Mobile Home,
VIN FLFL2AD203204550/
FLFL2BD203204550 and
the contents therein, if any
abandoned by previous tenant,
Wynton Howard Byrd
On October 9, 2025 at 9:30am at Caribbean Mobile Home Estates, 10751 Jamaica Boulevard, New Port Richey, Florida 34654.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Caribbean Mobile Home Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
Sept. 26; Oct. 3, 2025 25-02071P

FIRST INSERTION

NOTICE OF BOARD MEETING
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Copperspring Community Development District will hold their regular monthly meeting on October 14, 2025 at 11:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.

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. A copy of the agenda for this meeting may be viewed on the District's website https://www.copperspringcdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

Sean Craft
District Manager
September 26, 2025

25-02081P

FIRST INSERTION

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

Case No.: 2025-DR-2377-WS

IN RE: THE MATTER OF
IZABELLA DUQUE
Minor Child.

TO: Victor Antonio Lanauze
Last Known Address: 1930 S. Palmetto
Avenue, South Daytona, Florida 32119

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family Member has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on Third Party, Izaiah Rodriguez, mailed to his attorney, Erin C. Catey, Esq., Catey & Maguire Law, P.L.L.C., 6230 Lafayette Street, New Port Richey, Florida 34652, on or before 10/27/2025, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either be-

fore service on Third Party's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated this September 17, 2025.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT

By: Melanie Gray
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025

25-02055P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Palmetto Ridge Community Development District’s (“District”) Board of Supervisors (“Board”) hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS
DATE: October 21, 2025
TIME: 11:00 a.m.
LOCATION: Springhill Suites
16615 Crosspointe Run
Land O’Lakes, Florida 34648

The purpose of the public hearings announced above is to consider the imposition of special assessments (“Debt Assessments”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “Project”), benefitting certain lands within the District. The Project is described in more detail in the Amended & Restated Engineer’s Report (“Engineer’s Report”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report (“Assessment Report”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Pasco County, Florida and consists of approximately 1,079.542 +/- acres. The site is generally located north of State Road 52 and west of Bellamy Brothers Boulevard. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “District’s Office” located at c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (281)870-0585. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$160,020,001 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Townhome	164	0.66	\$54,002	\$4,797
SF 40	233	0.8	\$65,457	\$5,814
SF 50	814	1.0	\$81,821	\$7,268
SF 60	390	1.2	\$98,185	\$8,722
SF 65	282	1.3	\$106,367	\$9,448
Commercial	50	0.25	\$20,455	\$1,817
TOTALS	1,933			

*Amount includes principal only, and not interest or collect costs

**Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION NO. 2025-08
[DECLARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Palmetto Ridge Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the District’s Amended and Restated Engineer’s Report (“Project”), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“Assessments”) using the methodology set forth in that Master Special Assessment Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District Records Office”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$104,000,001 (“Estimated Cost”).

B. The Assessments will defray approximately \$160,020,001, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$14,214,166 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, 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 may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: October 21, 2025
TIME: 11:00 a.m.
LOCATION: Springhill Suites
16615 Crosspointe Run
Land O’Lakes, Florida 34648

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of September, 2025.

Attest:

/s/ Kristen Suit
Secretary/Assistant Secretary

PALMETTO RIDGE COMMUNITY DEVELOPMENT DISTRICT

/s/ William Fife
Chair /Vice Chair, Board of Supervisors

Exhibit A: District Engineer’s Report

Exhibit B: Master Special Assessment Methodology Report



September 26; October 3, 2025

25-02070P

FIRST INSERTION

BOARD OF SUPERVISORS
MEETING DATES
CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2026

The Board of Supervisors of the Chapel Creek Community Development District will hold their remaining regular meetings for Fiscal Year 2025/2026 at the Microtel Inn & Suites by Wyndham Zephyrhills, 7839 Gall Blvd., Zephyrhills, Florida 33541 at 11:30 a.m. on the 1st Wednesday of each month, unless otherwise indicated as follows:

October 1, 2025
November 5, 2025

December 3, 2025 @ 6:30 PM
January 7, 2026
February 4, 2026
March 4, 2026
April 1, 2026 @ 6:30 PM
May 6, 2026
June 3, 2026
July 1, 2026 @ 6:30 PM
August 5, 2026 @ 6:30 PM
September 2, 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 Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619 or by calling (813) 344-4844.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service

by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Richard McGrath
District Manager

September 26, 2025 25-02084P

FIRST INSERTION

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1986 Twin Mobile Home, ID number T24419804B and the contents therein, if any, abandoned by previous owner and tenant, Joanne Alice Valimont on October 8, 2025, at 9:00am at 1210 Calvary Road Holiday, Florida 34691 Lot 38 in Pasco County.

Sept. 26; Oct. 3, 2025 25-02073P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Margaret J. Crego-Bratt will on October 21, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1972 RICH Mobile home,
VIN 250RE1LAF2969,
TITLE 20781385

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
Sept. 26; Oct. 3, 2025 25-02101P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/30//2025 at 11 30 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant

STEPHEN LESLIE BELL 1977 32ft Trojan Hin TRJ0753507763 FL-0757DA Title: 0000627498 sale to be held at CMC MARINA, LLC 6501 Boatyard Dr. Hudson Fl. 34667 vessel may be released prior to the Sale.

Sept. 26; Oct. 3, 2025 25-02102P

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 Internet Division of C2 located at 11403 Biddeford Pl in the City of New Port Richey, Pasco County, FL 34654 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of September, 2025.

David Temko
September 26, 2025 25-02103P

Q&A

Who benefits from legal notices?

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

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

09/26/2025

--- PUBLIC SALES ---

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Bridgewater of Wesley Chapel Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Hilton Garden Inn Tampa-Wesley Chapel located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544 at 6:30 p.m. unless otherwise indicated 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 at 5:30 p.m.
- June 2, 2026
- July 7, 2026
- August 4, 2026
- September 1, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 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 26, 2025

25-02076P

FIRST INSERTION

Notice of Fiscal Year 2026 Meetings
Abbott Square Community Development District

The Board of Supervisors of the Abbott Square Community Development District will hold the meetings for Fiscal Year 2026 at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541 on the second Monday of every month at 6:30 p.m. as follows:

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

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 (813) 873-7300. 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 such appeal is to be based.

Mark Vega
District Manager
September 26, 2025

25-02075P

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE RULES OF PROCEDURE OF THE
BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Blackwell Community Development District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (the “Proposed Rule”). The Proposed Rule number is 2026-ROP. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on September 19, 2025.

A public hearing will be conducted by the Board of Supervisors (the “Board”) of the Blackwell Community Development District (the “District”) on October 28, 2025, at 10:30 a.m. at the Hampton Inn & Suites Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, Florida 33544, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule 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, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, suitk@wh-hassociates.com (the “District Manager’s Office”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Kristen Suit, District Manager
Blackwell Community Development District
September 26, 2025

25-02080P

FIRST INSERTION

NOTICE OF MEETINGS ESTANCIA AT WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Estancia at Wiregrass Community Development District will hold their meetings for Fiscal Year 2025-2026 on the third Tuesday of every month at 6:00 p.m. at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, FL 33543, unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. 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 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.

Richard McGrath, District Manager
Estancia at Wiregrass Community Development District
September 26, 2025

25-02077P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Del Webb Bexley Community Development District (“District”) will hold a regular meeting of the Board on October 15, 2025 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O’ Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Lynn Hayes
District Manager
September 26, 2025

25-02082P

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. (“FSSSC”) will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on September 26, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3CiyYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.

September 26, 2025

25-02083P

FIRST INSERTION

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors (“Board”) of the Pasadena Ridge Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 1:30 p.m., unless otherwise indicated, at the Hampton Inn & Suites by Hilton - Tampa/ Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

- October 9, 2025
- November 13, 2025
- December 11, 2025 at 5:00 p.m.
- January 8, 2026 at 5:00 p.m.
- February 12, 2026
- March 12, 2026 at 5:00 p.m.
- April 9, 2026
- May 14, 2026
- June 11, 2026
- July 9, 2026 at 5:00 p.m.
- August 13, 2026
- September 10, 2026

The meetings are being held for the necessary public purpose of conducting other business that may come before the Board. 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 the 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) 276-0889, during normal business hours, or by visiting the District’s website, https://pasadenaridgecdd.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 meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 26, 2025

25-02108P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
SUMMIT VIEW II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

The Board of Supervisors of Summit View II Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at Starkey Ranch Library Cultural Center, 12118 Lake Blanche Drive, Odessa, Florida 33556 on the third Friday of every month, at 10:15 a.m. or immediately following the conclusion of the Summit View II Community Development District meeting, whichever is later, unless otherwise indicated as follows:

- FISCAL YEAR 2025/2026
- October 17, 2025
 - November 21, 2025
 - December 19, 2025
 - January 16, 2026
 - February 20, 2026
 - March 20, 2026
 - April 17, 2026
 - May 15, 2026
 - June 19, 2026
 - July 17, 2026
 - August 21, 2026
 - September 18, 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 Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, by phone: (813) 344-4844, or by email: jgreenwood@gms-tampa.com (“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 any meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
September 26, 2025

25-02078P

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

The Board of Supervisors of Summit View Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at Starkey Ranch Theatre Library Cultural Center, 12118 Lake Blanche Drive, Odessa, Florida 33556 on the third Friday of every month, at 10:15 a.m. or immediately following the conclusion of the Summit View Community Development District meeting, whichever is later, unless otherwise indicated as follows:

- FISCAL YEAR 2025/2026
- October 17, 2025
 - November 21, 2025
 - December 19, 2025
 - January 16, 2026
 - February 20, 2026
 - March 20, 2026
 - April 17, 2026
 - May 15, 2026
 - June 19, 2026
 - July 17, 2026
 - August 21, 2026
 - September 18, 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 Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, by phone: (813) 344-4844, or by email: jgreenwood@gms-tampa.com (“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 any meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood
District Manager
September 26, 2025

25-02079P

FIRST INSERTION

MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors (“Board”) of the Magnolia Island Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 1:00 p.m., unless otherwise indicated, at the Hampton Inn & Suites by Hilton - Tampa/ Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544 on the following dates:

- November 13, 2025
- December 11, 2025 at 5:00 p.m.
- January 8, 2026 at 5:00 p.m.
- February 12, 2026
- March 12, 2026 at 5:00 p.m.
- April 9, 2026
- May 14, 2026
- June 11, 2026
- July 9, 2026 at 5:00 p.m.
- August 13, 2026
- September 10, 2026

The meetings are being held for the necessary public purpose of conducting other business that may come before the Board. 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 the 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) 276-0889, during normal business hours, or by visiting the District’s website, https://magnoliaislandcdd.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 meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 26, 2025

25-02107P

--- PUBLIC SALES ---

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 XiaoWellness Media located at 16703 Early Riser Ave in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 23rd day of September, 2025.		
XM Capital LLC		
September 26, 2025	25-02104P	

FIRST INSERTION		
NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA		
Case No.: 2025-DR-4707-W5		
Division: F		
IN RE: THE MARRIAGE OF JENNIFER ORTIZ-HERNANDEZ, Petitioner, and JOSHUA LEE ORTIZ HERNANDEZ, Respondent.		
TO: Joshua Lee Ortiz Hernandez		

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Russell G. Marlowe, PA, of Russell G. Marlowe PA, Petitioner's attorney, whose address is 8520 Government Drive, Suite 2, New Port Richey, Florida 34654, on or before October 27th 2025, and file the original with the clerk of this court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

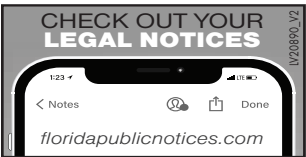
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED this 17 day of September, 2025.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025

25-02056P

FIRST INSERTION		
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING AND AUDIT REVIEW COMMITTEE MEETING FOR THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT		
The Board of Supervisors of the Epperson Ranch II Community Development District will hold their regular monthly meeting on Thursday, October 9, 2025, at 5:00 p.m. at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. There will be an Audit Committee meeting immediately prior to the onset of the regular meeting at 5:00 p.m. The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.		
The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.		
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, 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.		
Kristee Cole District Manager		
September 26, 2025	25-02085P	



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 TDSG located at 11823 Arbor St, Ste 100 in the City of Omaha, Pasco County, NE 68102 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 24th day of September, 2025.		
Bower Ag, LLC		
September 26, 2025	25-02105P	

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 Ag Property Solutions located at 11823 Arbor St, Ste 100 in the City of Omaha, Pasco County, NE 68102 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 24th day of September, 2025.		
Bower Ag, LLC		
September 26, 2025	25-02106P	

FIRST INSERTION		
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A mobile home located at 1210 Calvary Rd. Lot 3, Holiday, FL 34691 and the contents therein, if any, abandoned by previous owner and tenant, Sidney Smith.		
On October 8, 2025, at 10:00am at 1210 Calvary Road Holiday, Florida 34691 Lot 3 in Pasco County.		
Sept. 26; Oct. 3, 2025	25-02074P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000180TDAXXX		
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 #: 2102031 Year of Issuance: 06/01/2022		
Description of Property: 35-26-21-0020-00000-5290 TOWN OF CRYSTAL SPRINGS PB 2 PGS 4 & 5 LOTS 529-531 INCLUSIVE OR 4460 PG 1470 & OR 7961 PG 310		
Name(s) in which assessed: ANDRES GARCIA GLORIA A DE LEON		
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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02028P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000185TDAXXX		
NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 2101244 Year of Issuance: 06/01/2022		
Description of Property: 01-26-21-0080-00C02-0680 TALIA CONDOMINIUM OR 1385 PG 1881 BLDG C UNIT 2068 & COMMON ELEMENTS OR 8506 PG 3365		
Name(s) in which assessed: TALIA CONDOMINIUM ASSOCIATION INC UNIQUE PROPERTY SERVICES INC 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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02033P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000179TDAXXX		
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 #: 2107510 Year of Issuance: 06/01/2022		
Description of Property: 32-25-16-0360-00100-0011 ORANGE GROVE PARK SOUTH ADD PB 2 PG 47 S 22.50 FT OF LOTS 1 & 3 BLK 1 & N 25.00 FT OF LOTS 2 & 4 BLK 1 EXC THAT POR LYING E OF FOLL DESC LN COM SE COR LOT 1 FOR POB TH 143.27 FT ALG ARC OF CV L RAD 150.00 FT CHD N29DG 30' 25"W 137.88 FT ALL MORE PARTICULARLY DESC AS COM SE COR LOT 1 FOR POB TH ALG WLY LN WASHINGTON ST R/W 22.67 FT ALG ARC OF CV L RAD 150.00 FT CHD N06DG 28' 28"W 22.64 FT TH WEST 98.45 FT TO W LN LOT 3 BLK 1 TH SOUTH 47.50 FT TO SW COR OF N 25.00 FT OF LOT 4 BLK 1 TH EAST 101.00 FT TO SE COR OF N 25.00 FT LOT 2 BLK 1 BEING ON W LN WA ST R/W TH NORTH 25.00 FT TO POB OR 3013 PG 821		
Name(s) in which assessed: RUTH ENGLE ESTATE OF RUTH ENGLE 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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02027P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000183TDAXXX		
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2022, 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 #: 2108661 Year of Issuance: 06/01/2022		
Description of Property: 20-26-16-0570-00000-2710 COLONIAL HILLS UNIT 6 PB 9 PG 144 LOT 271 OR 9316 PG 2595		
Name(s) in which assessed: THOMAS JUDE WOLF AMY KATHLEEN WOLF		
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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02031P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000200TDAXXX		
NOTICE IS HEREBY GIVEN, That FTL INC AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:		
Certificate #: 2106281 Year of Issuance: 06/01/2022		
Description of Property: 03-25-16-0100-00000-2280 PONDEROSA PARK UNIT 3 PB 15 PGS 34-36 LOT 228 OR 5272 PG 1771		
Name(s) in which assessed: LINDA REED ESTATE OF LINDA REED DECEASED LINDA JOYCE JACOBS REED LINDA JOYCE REED		
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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02043P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000182TDAXXX		
NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2022, 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 #: 2103018 Year of Issuance: 06/01/2022		
Description of Property: 19-26-19-0520-00000-4980 EAST LAKE ADDITION TO LAKE PADGETT ESTATES UNREC PLAT LOT 498 DESC AS BEGIN 1542.82 FT NORTH & 194.98 FT EAST OF SW CORNER OF SE1/4 TH S06DG 43' 42"E 192.90 FT TH N88DG 57' 22"W 100.00 FT TH N00DG 09' 38"W 171.37 FT TH N76DG 43' 22"E 80.00 FT TO POB		
Name(s) in which assessed: ROBERT S KORPOL PATRICIA K THOMPSON PATRICIA J THOMPSON PATRICIA THOMPSON		
All of said property being in the County of Pasco, State of Florida		
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02030P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000186TDAXXX		
NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 2104313 Year of Issuance: 06/01/2022		
Description of Property: 31-24-17-0010-01900-0010 OAKWOOD ACRES UNRECORDED PLAT A PORTION OF LOT 19 DESC AS NORTH 295.00 FT OF SOUTH 658.00 FT OF W1/4 OF SW1/4 OF SE1/4 OF SECTION 31 ALG WITH PERPETUAL RIGHT TO A 30.00 FT INGRESS & EGRESS & OR UTILITY EASEMENT OVER THE FOLL DESC PCL W1/4 OF SW1/4 OF SE1/4 OF SECTION 31 LESS SOUTH 658.00 FT THEREOF NORTH 50.00 FT OF ABOVE PROPERTY SUBJECT TO EASEMENT FOR PUBLIC RIGHT-OF-WAY & WEST 30.00 FT SUBJECT TO INGRESS & EGRESS & OR UTILITIES OR 9246 PG 106		
Name(s) in which assessed: JERRY M SMILEY		
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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02034P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000181TDAXXX		
NOTICE IS HEREBY GIVEN, That PALLUM 401K PLAN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:		
Certificate #: 2105489 Year of Issuance: 06/01/2022		
Description of Property: 13-24-16-0030-00400-0081 GULF COAST ACRES UNIT 5 PB 4 PG 94 LOT 8 BLOCK 4 EXC SOUTH 528 FT THEREOF OR 8951 PG 2117		
Name(s) in which assessed: JAMES JOHN CROCKETT TEDDY RAY CROCKETT		
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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02029P	

--- TAX DEEDS ---

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000187TDAXXX		
NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 2107483 Year of Issuance: 06/01/2022		
Description of Property: 32-25-16-0270-00500-0130 H R NICKS SUBDIVISION PB 2 PG 25 FOLL DESC POR OF LOT 12 BLK 5 COM AT INTER-SECTION OF S LN LOT 12 BLK 5 & ELY R/W LN US HWY NO 19 FOR POB TH ALG S LN LOT 12 BLK 5 ELY 93.5 FT TO SE COR THEREOF TH NWLY 82.86 FT TO ELY R/W LN US HWY NO 19 TH ALG SAID ELY R/W LN SWLY 24.25 FT TO POB & LOTS 13 14 & 15 BLK 5 EXC RD R/W FOR US HWY NO 19		
Name(s) in which assessed: BELLEAIR BLUFFS PROPERTIES 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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02035P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000211TDAXXX		
NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2103473 Year of Issuance: 06/01/2022		
Description of Property: 27-24-18-0020-00000-A780 TA PLAT OF 27-24-18 (UNREC) TR NO A78 DESC AS COM SW COR OF SEC TH ALG W LN OF SEC N00DEG00' 18"E 122.97 FT TH N37DEG23' 09"E 4099.41 FT FOR POB TH N37DEG23' 09"E 50 FT TH N52DEG36' 51"W 200 FT TO ELY R/W LN OF US HWY NO 41 TH ALG SAID ELY R/W LN S37DEG23' 09"W 50 FT TH S52DEG36' 51"E 200 FT TO POB		
Name(s) in which assessed: CLASSIC SOUTHERN HOMES LLC MARK JORDAN 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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02052P	

FIRST INSERTION		
Notice of Application for Tax Deed 2025XX000207TDAXXX		
NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2106063 Year of Issuance: 06/01/2022		
Description of Property: 35-24-16-0010-00000-5550 RAVENSWOOD VILLAGE UNIT 1 PB 19 PGS 62-67 POR OF LOTS 555 & 556 DESC AS SWLY 32.00 FT LOT 555 & NELY 45.00 FT LOT 556 OR 8898 PG 2891		
Name(s) in which assessed: HAWKEYE PARTNERS II LLC CLAUDE WILKERSON 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 30, 2025 at 10:00 am.		
September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk		
Sept. 26; Oct. 3, 10, 17, 2025	25-02049P	

FIRST INSERTION

Notice of Application for Tax Deed 2025XX000184TDAXXX

NOTICE IS HEREBY GIVEN,

That KEYS FUNDING LLC - 2022, 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 #: 2107321
Year of Issuance: 06/01/2022

Description of Property:

28-25-16-014A-00000-0780
RIDGE CREST GARDENS
FIRST ADDITION PB 13 PGS
86-88 LOT 78 & POR OF LOT
77 DESC AS COM AT MOST SLY
COR OF LOT 77 TH N62DEG12'
41"W ALG COMMON BDY BE-
TWEEN LOTS 77 & 78 102.35 FT
TO MOST NLY COR OF LOT 78
TH S67DEG07' 43"E 28.00 FT
TH S60DEG21' 53"E 74.49 FT TO
POB

NAME(S) in which assessed:

MARK KING
LENI 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 30, 2025 at 10:00 am.

September 08, 2025

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

By: Denise Diaz
Deputy Clerk

Sept. 26; Oct. 3, 10, 17, 2025

25-02032P

--- TAX DEEDS ---

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000203TDAXXX NOTICE IS HEREBY GIVEN, That IDE, 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 #: 2104336 Year of Issuance: 06/01/2022 Description of Property: 32-24-17-0020-00000-0100 COLONY VILLAGE UNIT 1 PB 9 PGS 137-138 LOT 10 Name(s) in which assessed: ROBERT JOSEPH FORTIER 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02046P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000198TDAXXX NOTICE IS HEREBY GIVEN, That PRO CAP 8 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 #: 2108424 Year of Issuance: 06/01/2022 Description of Property: 17-26-16-0640-00000-3080 HOLIDAY GARDENS ESTS #2 B 11 P 22 & 23 LOT 308 OR 9616 PG 3641 Name(s) in which assessed: LINDA DAMICO FRANK A STANCZYK JOSEPH T STANCZYK FRANK A STANCZYK & JOSEPH T STANCZYK ET AL KAREN HANCHOCK KAREN RICH JOSEPH THOMAS STANCZYK JR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02042P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000214TDAXXX 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 #: 2104477 Year of Issuance: 06/01/2022 Description of Property: 06-25-17-0770-00000-5670 LAKEWOOD ACRES UNIT 8 UNREC PLAT TRACT 567 DESC AS COM AT NW COR OF SEC- TION 6 TH S00DG 49' 38"W ALG WEST LINE OF SECTION 6 1901.03 FT TH S89DG 23' 34"E 225.00 FT TH S00DG 49' 38"W 450.76 FT TH S89DG 23' 34"E 800.01 FT TH S19DG 01' 55"E 1735.67 FT TH N77DG 59' 16"E 1128.16 FT FOR POB TH S00DG 49' 39"W 361.99 FT TH S56DG 29' 51"E 444.47 FT TH N33DG 30' 09"E 50.00 FT TO PC OF A CURVE CENTRAL ANGLE 107DG 44' 14" RAD 50.00 FT CHDBRG & DIST N02DG 37' 44"W 80.77 FT TH ALG ARC OF CURVE 94.02 FT TH N38DG 45' 37"W 621.86 FT TO POB OR 9626 PG 2460 Name(s) in which assessed: MICHELLE A TESSIER 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02054P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000192TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104960 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0100-16500-0080 MOON LAKE ESTATES UNIT TEN PB 5 PGS 128 TO 131 LOTS 8 & 9 BLOCK 165 OR 8635 PG 3740 Name(s) in which assessed: JASON WALLAHORA 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02038P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000195TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104972 Year of Issuance: 06/01/2022 Description of Property: 17-25-17-0030-01700-0160 MOON LAKE ESTATES UNIT THREE PB 4 PG 75 LOTS 16 & 17 BLOCK 17 OR 8871 PG 1508 Name(s) in which assessed: MAY ALLISON ROBERT F ANDERSEN MAY R ALLISON 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02040P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000205TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2100819 Year of Issuance: 06/01/2022 Description of Property: 32-24-21-0000-01500-0000 EAST1/2 OF SW1/4 OF SE1/4 OF SEC 32 & SOUTH1/2 OF SW1/4 OF SW1/4 OF SE1/4 OF SEC 32 & W1/4 OF SE1/4 OF SE1/4 SUBJ TO EASEMENT OVER EAST 20 FT OF WEST 469.42 FT OF S1/2 OF SW1/4 OF SW1/4 OF SE1/4 & SUBJ TO EASEMENT PER OR 3504 PG 380 OR 5460 PG 196 OR 6857 PG 933 Name(s) in which assessed: GLENN METCALF ESTATE OF HELEN METCALF DECEASED MACONI - PASHLEY LLC MARK W MACONI REGIS- TERED AGENT MACONI-PASHLEY LLC MACONI PASHLEY 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02047P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000190TDAXXX NOTICE IS HEREBY GIVEN, That TLGFY 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 #: 2107124 Year of Issuance: 06/01/2022 Description of Property: 22-25-16-1020-00001-4470 ADVERSE POSSESSION FILED: EMBASSY HILLS UNIT 12 PB 14 PGS 136-137 LOT 1447 Name(s) in which assessed: ERIC RAY POWERS 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02036P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000202TDAXXX NOTICE IS HEREBY GIVEN, That FTL INC AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101919 Year of Issuance: 06/01/2022 Description of Property: 19-26-21-0050-00000-4440 TIMBER LAKE ESTATES A CONDOMINIUM PHASE IV CB 2 PGS 37 & 38 LOT 444 & COM- MON ELEMENTS Name(s) in which assessed: OUSTIN YOUSEEF 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02045P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000206TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2106022 Year of Issuance: 06/01/2022 Description of Property: 34-24-16-0080-00600-0030 GARDEN TERRACE ACRES UNREC PLAT NORTH 67.00 FT OF SOUTH 152.00 FT OF LOT 6 DESC AS COM AT SE COR- NER OF SW1/4 TH N00DG 15' 57"E 1328.69 FT TH N89DEG 03' 44"W 300 FT FOR POB TH N89DEG03' 44"W 356.82 FT TH N00DEG16' 52"E 332.23 FT TH S89DEG03' 24"E 356.55 FT TH S00DEG15' 57"W 332.20 FT TO POB WEST 25 FT SUBJECT TO EASEMENT FOR ROAD R/W OR 7705 PG 390 Name(s) in which assessed: TIMOTHY DAVID LOVE 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02048P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000193TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104959 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0100-16500-0060 MOON LAKE ESTATES UNIT TEN PB 5 PGS 128 TO 131 LOTS 6 & 7 BLOCK 165 OR 8635 PG 3738 Name(s) in which assessed: JASON WALLAHORA 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02039P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000209TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2102048 Year of Issuance: 06/01/2022 Description of Property: 36-26-21-0020-00000-1300 CRYSTAL SPRINGS PB 2 PGS 4&5 LOTS 130,131 & 129 EXC THE EAST 36.00 FT OR 4152 PG 426 Name(s) in which assessed: DIH TAX PARTNERS 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02051P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000208TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2105397 Year of Issuance: 06/01/2022 Description of Property: 35-26-17-0030-00000-0067 HARRIET ESTATES PB 5 PG 3 PORTION OF LOT 6 DESC AS BEG AT WEST BOUNDARYOF LOT 6 60.00 FT NORTH OF SW COR OF LOT 6 TH ELY PARAL- LEL TO SOUTH BOUNDARY OF LOT 6 376.00 FT FOR POB TH ELY PARALLEL TO SAID SOUTH BOUNDARY 60.00 FT TH SELY TO A POINT ON SOUTH BOUNDARY OF LOT 6 LYING 466.00 FT ELY OF SW COR OF LOT 6 TH WLY ALG SOUTH BOUNDARY 60.00 FT TH NWLY TO POB Name(s) in which assessed: PEDRO BAEZ 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02050P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000196TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108480 Year of Issuance: 06/01/2022 Description of Property: 18-26-16-0110-00000-0990 PALM LAKES TERRACE FIRST ADDITION PB 6 PG 40 LOT 99 OR 6446 PG 71 Name(s) in which assessed: MARIA JEW TUCH 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02041P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000212TDAXXX NOTICE IS HEREBY GIVEN, That MARTIN PICO, 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 #: 2104628 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0040-04500-0120 MOON LAKE ESTATES UNIT 4 PB 4 PGS 79-80 LOTS 12,13,14 BLOCK 45 OR 7948 PG 108 OR 7963 PG 564 OR 9762 PG 361 Name(s) in which assessed: ROGER C HURD SHARON GAIL GRAHAM 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 30, 2025 at 10:00 am. September 08, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02053P

FIRST INSERTION
AMENDED NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001073 IN RE: ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON Deceased. TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Accounting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry 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: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before October 26, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Jennifer Odell As Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02058P

FIRST INSERTION
AMENDED NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001072 IN RE: ESTATE OF JONATHON LUCAS WELLINGTON a/k/a JONATHON L. WELLINGTON Deceased. TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Accounting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry 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: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before October 26, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Jennifer Odell As Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-02057P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001510CPAXWS IN RE: ESTATE OF VIRGINIA LOU HOOVER Deceased. The administration of the estate of Virginia Lou Hoover, deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 26, 2025. Personal Representative: Kurt L. Hoover 1202 Bluefield Road Odessa, Florida 33556 Attorney for Personal Representative: Charles W. Callahan, III Attorney for Kurt L. Hoover Florida Bar Number: 0148776 Bradley Arant Boulton Cummings LLP 1001 Water Street, Suite 1000 Tampa, Florida 33602 Telephone: (813) 559-5500 Fax: (813) 229-5946 E-Mail: ccallahan@bradley.com Secondary E-Mail: wkeller@bradley.com Sept. 26; Oct. 3, 2025 25-02064P

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ESTATE

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE SIXTH CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2024-CP-001560</div> <div>IN RE: ESTATE OF ELWOOD KISSELL, Sr. Deceased.</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2025CP000501CPAXWS</div> <div>IN RE: ESTATE OF JOAN VICTORIA JORDAN, Deceased.</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-CP-001401</div> <div>Division: WS</div> <div>IN RE: ESTATE OF GERTRUDE O. MAHAN, Deceased.</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. No. 25-CP-1292</div> <div>IN RE: ESTATE OF CHARLIE HERBERT SOLOMON RIVERA, Deceased.</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 51-2025-CP-1363-WS</div> <div>IN RE: ESTATE OF NANCY L. HANKINS a/k/a NANCY LEONA HANKINS Deceased.</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>UCN: 512025CP001336CPAXES</div> <div>FILE NO. 2025CP001336CPAXES</div> <div>IN RE: ESTATE OF JOSEPH FRANCIS LAVELLE Deceased.</div>
<p>If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</p> <p>EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.</p> <p>The case number and decedent's name are: ELWOOD KISSELL, Sr., File Number 2024-CP-001560.</p> <p>The address of the court where this probate is pending is: Circuit Court for Pasco County, Florida, West Pasco Judicial Center, 7530 Little Rd. Ste: 105, New Port Richey, FL, 34654.</p> <p>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.</p> <p>Date of death of the decedent is: 07/23/2024.</p> <p>The date of first publication of this notice is: September 26, 2025</p> <p>The second week of publication is October 3, 2025</p> <p>Personal Representative(s): Virginia Kapp. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 Sept. 26; Oct. 3, 2025 25-02095P</p>	<p>The administration of the estate of JOAN VICTORIA JORDAN, Deceased, whose date of death was February 7, 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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>JANET JORDAN, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, FL 33020 Telephone: (954) 767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com Sept. 26; Oct. 3, 2025 25-02065P</p>	<p>The administration of the estate of GERTRUDE O. MAHAN, deceased, whose date of death was September 19, 2024, and whose Social Security Number is xxx-xx-4708, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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 Statute ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute s. 732.2211.</p> <p>The date of first publication of this notice is September 26 2025.</p> <p>Personal Representative: THERESA A. TONER Attorney for Personal Representative: LONDON L. BATES, ESQUIRE Attorney for Personal Representative Florida Bar No. 193356 BATES WALLACH P.O. Box 1213, Dunedin, FL 34697 1022 Main Street, Suite K, Dunedin, FL 34698 Telephone: (727) 734-8700 Facsimile: (727) 734-8722 Email: London@BatesWallach.com Sept. 26; Oct. 3, 2025 25-02093P</p>	<p>The administration of the estate of CHARLIE HERBERT SOLOMON RIVERA, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave # 124, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: September 26, 2025.</p> <p>BECHINTA SOLOMON BALANA Personal Representative 32553 Whaleys Loop Wesley Chapel, FL 33545 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 Sept. 26; Oct. 3, 2025 25-02094P</p>	<p>The administration of the estate of NANCY L. HANKINS a/k/a NANCY LEONA HANKINS, deceased, whose date of death was June 28, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate 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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>Personal Representative: KENNETH T. SAMARITANI 11511 Bloomington Ct. New Port Richey, Florida 34654 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 Sept. 26; Oct. 3, 2025 25-02067P</p>	<p>The administration of the estate of FOSEPH FRANCIS LAVELLE, deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 2025CP001336CPAXES, 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.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against 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.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>Personal Representative: DANIEL LAVELLE 302 E 96th Street, Apt. PH3S New York, New York 10128 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A. 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 Sept. 26; Oct. 3, 2025 25-02066P</p>

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION		FIRST INSERTION					
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001479CPAXES Division X IN RE: ESTATE OF JACK J. HAMLIN, SR., a/k/a JACK JEFFREY HAMLIN, Deceased.</p> <p>The administration of the estate of JACK J. HAMLIN, SR., a/k/a JACK JEFFREY HAMLIN, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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 Com-</p>		<p>munity 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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>Personal Representative: LINNIA ELLIOTT 36310 Urban Road Zephyrhills, FL 335412 Attorney for Personal Representative: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com Sept. 26; Oct. 3, 2025 25-02110P</p>		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-1183-WS IN RE: ESTATE OF THEODORE T. NIDA a/k/a THEODORE TONY NIDA a/k/a TED NIDA Deceased.</p> <p>The administration of the estate of THEODORE T. NIDA a/k/a THEODORE TONY NIDA a/k/a TED NIDA, deceased, whose date of death was April 26, 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.</p> <p>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.</p> <p>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.</p>		<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>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 Sept. 26; Oct. 3, 2025 25-02096P</p>		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001502CPAXES Division A IN RE: ESTATE OF WILLIAM EDWARD DEAN Deceased.</p> <p>The administration of the estate of WILLIAM EDWARD DEAN, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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</p>		<p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>Personal Representative: CARL ROTH 8031 Island Drive Port Richey, FL 34668 Attorney for Personal Representative: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com Sept. 26; Oct. 3, 2025 25-02099P</p>	

Q&A

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.

lv18237_v34

ESTATE

ACTIONS / SALES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.:
51-2025-CP-001396-CPAXES
IN RE: ESTATE OF
JOHN HAROLD JONES, Deceased.

The administration of the Estate of JOHN HARHOLD JONES, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is September 26, 2025.

Judith K. Jones
Personal Representative
1114 Mesquite Drive
Dade City, FL 33525
Matthew E. Maggard, Esquire
Florida Bar No. 102736
13134 U.S. Highway 301
Dade City, Florida 33525
Telephone: (352) 458-4700
Fax: (352) 437-4492
E-Mail: mmaggard@shumaker.com
Secondary E-Mail:
choffman@shumaker.com
Sept. 26; Oct. 3, 2025 25-02097P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP001318CPAXWS
IN RE: ESTATE OF
ELLIE EARL LYNN, Deceased.

The administration of the estate of Ellie Earl Lynn, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes §§732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes §732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is September 26, 2025.

Personal Representative:
Melissa J. Carter
4801 Rowan Road, Apt. 101
New Port Richey, Florida 34653
Attorney for Personal Representative:
J. Corey Silverman
Florida Bar Number: 0712183
The Silverman Law Firm, P.A.
111 N. Belcher Road,
Suite 206
Clearwater, Florida 33765
Tel: (727) 498-5207
Fax: (727) 477-1156
Primary Email:
corey@silvermanlawyer.com
Sept. 26; Oct. 3, 2025 25-02098P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NUMBER
2025CP001491CPAXWS
IN RE: ESTATE OF
LAWRENCE ROBERT BENASSI Deceased.

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

You are hereby notified that Letters of Administration have been entered in the estate of Lawrence Robert Benassi, deceased, whose date of death was June 29, 2025, File Number 2025CP-001491CPAXWS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656; that the total cash value of the estate is \$246,782.95, and that the name and address of the Personal Representative appears at the bottom of this notice: ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, upon whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOT WITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is September 26, 2025.

Person Giving Notice:
Laura Benassi
Personal Representative
11731 Pikes Peak CT
Tomball, TX 77377 2622
Attorney for Person Giving Notice:
D. JAMES SNYDER, Esquire
1107 Dustan PL
Trinity, Florida 34655
Telephone: 727-421-5475
Fax: 727-375-2622
Email: attydsj@aol.com
Sept. 26; Oct. 3, 2025 25-02111P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CP-001054
DENISE SWINGLE, Petitioner, v. LESA COL VIN, Individually and as Successor Trustee of the Linda Swingle Bagget Revocable Inter Vivas Trust Agreement dated December 30, 2022, Respondent.
TO: LESA COL VIN
15423 Renee Lane
Hudson, FL 34669

Petitioner, DENISE SWINGLE, by and through the undersigned counsel, and hereby gives Notice of Action to the Respondent as follows:

YOU ARE NOTIFIED that an action for damages has been filed with the Circuit Court for Pasco County, Florida and you are required to serve a copy of your written defenses, if any, on RTRLaw LLP, counsel for Respondent, whose address is 189 S. Orange Ave., Suite #840, Orlando, Florida 32801, on or before OCTOBER 27, 2025 which is (30) days after the first publication of this Notice, in the BUSINESS SERVER, and file the original with this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Petition for Breach of Trust and Attorneys Fees and Costs.

WITNESS my hand and the seal of this Court on this September 24, 2025
Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) Deputy Clerk:
By: Denise Wilburn
As Deputy Clerk

SHAWN R. H. SMITH, ESQ.
Attorney for Petitioner
Florida Bar No. 0489492
RTRLAW, LLP
189 S. Orange Ave., Suite 840
Orlando, FL 32801
Tel: (407) 343-5152
Email: ssmith@rtrlaw.com
Sept. 26; Oct. 3, 2010, 17, 2025 25-02112P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-001380
Division PROBATE
IN RE: ESTATE OF
CRAIG PETER LAMBERT II Deceased.

The administration of the estate of CRAIG PETER LAMBERT II, deceased, whose date of death was June 30, 2025; File Number 51-2025-CP-001380, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2025.

CRAIG P. LAMBERT
Personal Representative
11240 Tamarix Avenue,
Port Richey, Florida 34668
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
Sept. 26; Oct. 3, 2025 25-02068P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File 51-2025-CP-001437-CP-AXES
IN RE: ESTATE OF
JERRY DUANE WAGNER Deceased.

The administration of the estate of JERRY DUANE WAGNER deceased, whose date of death was April 29, 2025; File Number 51-2025-CP-001437 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7350 Little Road, Room 214, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 26, 2025.

DAVID EUGENE WAGNER
Personal Representative
811 Tarrogana Dr.
Tracy, CA 95376
WILLIAM K. LOVELACE,
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727) 446-1036
SPN 01823633
FBN 0016578
Attorney For Personal Representative
Sept. 26; Oct. 3, 2025 25-02100P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2025CA000565CAAXWS
Nationstar Mortgage LLC, Plaintiff, -vs- Steven Francis Chaplain, Unknown Spouse of Steven Francis Chaplain, Unknown Tenant 1, Unknown Tenant 2, Defendant(s)

TO: UNKNOWN HEIRS, CREDITORS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST STEVEN FRANCIS CHAPLAIN DECEASED
12914 BUCKHORN DR
HUDSON, FL 34669

You are notified of an action to foreclose a mortgage on the following property in Pinellas County:

LAND SITUATED IN THE COUNTY OF PASCO IN THE STATE OF FL LOT 188, SHADOW RIDGE UNIT TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 86, 87 AND 88, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12914 Buckhorn Drive, Hudson, FL 34669

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pasco, County, Florida; Case No. 2025CA000565WS; and is styled Nationstar Mortgage LLC vs. Linda C Schorel. You are required to serve a copy

of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 10/27/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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

DATED: September 23, 2025
NIKKI ALVAREZ-SOWLES, ESQ.
Clerk of the Circuit Court
& Comptroller
(SEAL) By: Haley Joyner
Deputy Clerk
Sept. 26; Oct. 3, 2025 25-02087P

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.
2024-CA-002172-ACCCXWS
PAUL H. BROCKWELL, SUCCESSOR TRUSTEE OF THE JON P BROCKWELL LIVING TRUST DATED NOVEMBER 28, 2016, Plaintiff, vs. AGUILAR RENOVATIONS L.L.C., a Florida limited liability company; et al Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 14, 2025 entered in Case No. 2024-CA-002172-ACCCXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida wherein PAUL H. BROCKWELL, SUCCESSOR TRUSTEE OF THE JON P BROCKWELL LIVING TRUST DATED NOVEMBER 28, 2016, is the Plaintiff(s) and AGUILAR RENOVATIONS L.L.C., a Florida limited liability company; and UNKNOWN TENANT IN POSSESSION # 1, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on the 7th day of October, 2025 at www.pasco.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:
Lots 11 and 12, Block 18, of CORRECTED MAP OF UNIT NO. 1 GRIFFIN PARK, according to the Map or Plat thereof, as recorded in Plat Book 4, Pages 34

and 36A, of the Public Records of Pasco County, Florida
a/k/a 12104 Altoona Ave., Hudson, FL 34669

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.

"It is the intent of the 6th Judicial Circuit to provide reasonable accommodations when requested by qualified persons with disabilities. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services."

By: Teyvon Johnson
Fla. Bar No. 1011005

DAYID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidroy.com
Email: tevton@davidroy.com
Sept. 26; Oct. 3, 2025 25-02063P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA002009
SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. YOHANNES H. DABERA, et al, Defendants.

TO: Yohannes H. Dabera
35920 Morse Willow Ct.
Zephyrhills, FL 33541

YOU ARE NOTIFIED that an action to foreclose a lien against the following property in Pasco County, Florida:

Lot 20, Block 16, SILVERADO RANCH SUBDIVISION PHASES 10B AND 11C, according to the plat as recorded in Plat Book 82, Pages 72 through 75, of the Public Records of Pasco County, Florida.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on, CHAD SWEETING, ESQUIRE, Plaintiffs Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages. DUE ON OR BEFORE 10/27/25

Signed on 9/23, 2025.
Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) Deputy Clerk
By: Haley Joyner
As Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025 25-02090P

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.

11/02/27_7_2

--- ACTIONS / SALES ---

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002333CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GEORDANA MARIA JIMENEZ VARGAS, et al., Defendant. To: GEORDANA MARIA JIMENEZ VARGAS 7005 HEATH DRIVE, PORT RICHEY, FL 34668 UNKNOWN SPOUSE OF GEORDANA MARIA JIMENEZ VARGAS 7005 HEATH DRIVE, PORT RICHEY, FL 34668 UNKNOWN TENANT IN POSSESSION 1 7005 HEATH DRIVE, PORT RICHEY, FL 34668 UNKNOWN TENANT IN POSSESSION 2 7005 HEATH DRIVE, PORT RICHEY, FL 34668 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 2, REGENCY PARK UNIT 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 58 AND 59, 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 Morgan B. Lea, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson</p>

Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above - styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. Due on or before October 27, 2025
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
WITNESS my hand and seal of said Court on the 23rd day of September, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) By Shakira Ramirez Pagan Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
24-10286FL
Sept. 26; Oct. 3, 2025 25-02092P

FIRST INSERTION
<p>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. 2025CA002527CAAXWS Truist Bank Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John D. Boff a/k/a John Boff a/k/a John Dennis Boff, Deceased; Beverly R. Barnett as Personal Representative of the Estate of John D. Boff a/k/a John Boff a/k/a John Dennis Boff, Deceased; Beverly R. Barnett as Trustee of the John D. Boff Revocable Trust Agreement, Dated September 3, 2013; Unknown Beneficiaries of the John D. Boff Revocable Trust Agreement, Dated September 3, 2013 Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John D. Boff a/k/a John Boff a/k/a John Dennis Boff, Deceased and Unknown Beneficiaries of the John D. Boff Revocable Trust Agreement, Dated September 3, 2013 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 23, EXECUTIVE WOODS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGES 99 AND 100, PUBLIC RECORDS OF PASCO COUNTY, FLORI-</p>

DA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before October 27, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
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 on September 18, 2025.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk
File# 25-F01852
Sept. 26; Oct. 3, 2025 25-02059P

FIRST INSERTION
<p>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-001606-CAAX-WS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. CHARLES W. REED A/K/A CHARLES REED; ISPC, INC A/K/A ISPC; SUNTRUST BANK; CRYSTAL L. REED A/K/A CRYSTAL REED; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 27 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1130, FOREST HILLS - UNIT NO. 19, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 5538 CASINO DR, HOLIDAY, FL 34690 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO</p>

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 17 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
25-00749
Sept. 26; Oct. 3, 2025 25-02109P

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000404CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PARK A/K/A MICHAEL E. PARK; TERESA BARNES; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 22 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 31, THE LAKES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 9642 RICHWOOD LN, PORT RICHEY, FL 34668 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS</p>

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 23 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
25-00164
Sept. 26; Oct. 3, 2025 25-02091P

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001763CAAXWS U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2020-R1, MORTGAGE-BACKED CERTIFICATES, SERIES 2020-R1, Plaintiff, vs. RICCA REAL ESTATE LLC; UNKNOWN TENANT Defendant(s) 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 20 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1066, REGENCY PARK UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 22 AND 23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 7511 FOX HOLLOW DR, PORT RICHEY, FL 34668 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS</p>

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 23 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
24-03991- Bidder Number: 9180
Sept. 26; Oct. 3, 2025 25-02086P

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001842CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. DEBORAH LAGRASSA AND LISA SCARINGI AND KATHY MEYERS AND THOMAS WERNET, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2025, and entered in 2024CA001842CAAXES 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 RCAF ACQUISITION TRUST is the Plaintiff and DEBORAH LAGRASSA; LISA SCARINGI; KATHY MEYERS; THOMAS WERNET; UNKNOWN SPOUSE OF LISA SCARINGI; UNKNOWN SPOUSE OF KATHY MEYERS N/K/A BEN MEYERS 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 15, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 198, PLANTATION PALMS, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 66-72, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3203 BANYAN HILL LN, LAND O LAKES, FL</p>

34639
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 23 day of 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
24-204744 - NaC
Sept. 26; Oct. 3, 2025 25-02088P

OFFICIAL
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WEBSITES

123 456789

< Notes Done

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA001158CAAXWS SERVBANK, SB, Plaintiff, vs. RICHARD WELKER A/K/A RICHARD WELKER, JR., et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF RACHEL ANN POQUETTE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN ANY AND ALL UNKNOWN PARTIES</p>

CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF DONNA WELKER A/K/A DONNA MARIE WELKER A/K/A DONNA M. POQUETTE A/K/A DONNA LAWSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
RICHARD WELKER A/K/A RICHARD WELKER, JR.
9235 HUNT CLUB LN,
PORT RICHEY, FL 34668
UNKNOWN SPOUSE OF RICHARD WELKER A/K/A RICHARD WELKER, JR.
9235 HUNT CLUB LN,
PORT RICHEY, FL 34668
HAILEY WELKER
4029 MENLO CT,
HOLIDAY, FL 34691
UNKNOWN SPOUSE OF HAILEY

WELKER
9235 HUNT CLUB LN,
PORT RICHEY, FL 34668
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 2224, REGENCY PARK UNIT FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 43, 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 Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above - styled Court 30 days from

the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. Due on or before October 27, 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 lo-

cal public transportation providers for information regarding transportation services.
WITNESS my hand and seal of said Court on the 26 day of September, 2025.
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) By Shakira Ramirez Pagan Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
AccountsPayable@mccalla.com
Sept. 26; Oct. 3, 2025 25-02061P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025CA002581CAAXES
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAMALA A. REECE, DECEASED, et. al. Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAMALA A. REECE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
COMMENCE AT THE NORTH-WEST CORNER OF TRACT 54, ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'18" EAST 136.8 FEET FOR THE POINT OF BEGINNING THENCE CONTINUE NORTH 89°58'18" EAST 245.43 FEET THENCE SOUTH 00°19'00" WEST 165.57 FEET THENCE SOUTH 89°58'18" WEST 243.93 FEET THENCE NORTH 00°12'06" WEST 165.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS.
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 10/27/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
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, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-301952
Sept. 26; Oct. 3, 2025 25-02062P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No. 2024CA002764CAAXES
ROBERT J. MOJA and TERRI MOJA, Plaintiffs, vs.
MATHEW D. BURGESS, KRISTEN BURGESS, JUDITH CREGAN, UNKNOWN SPOUSE OF MATHEW D. BURGESS, UNKNOWN SPOUSE OF KRISTEN BURGESS, UNKNOWN SPOUSE OF JUDITH CREGAN, UNKNOWN TENANTS IN POSSESSION, Defendants.
TO: MATHEW D. BURGESS, KRISTEN BURGESS, WIDITH CREGAN, UNKNOWN SPOUSE OF MATHEW D. BURGESS, UNKNOWN SPOUSE OF KRISTEN BURGESS, UNKNOWN SPOUSE OF JUDITH CREGAN, UNKNOWN TENANTS IN POSSESSION
YOU ARE NOTIFIED that an action to foreclose a mortgage on real property located at 9706 Kenton Road, Wesley Chapel, Pasco County, Florida, more particularly described as follows:
A tract of land lying in the South 3/4 of the West 1/2 of Section 22, Township 25 South, Range 20 East, Pasco County, Florida, described as follows:
Begin at the Southwest corner of stated Section 22; thence North (assumed bearing) along the West boundary of stated Section 22 a distance of 3725.0 feet for a Point of Beginning; thence continue North a distance of 212.33 feet; thence S 89 degrees 57'40" E a distance of 50.0 feet; thence S 60 degrees 03'13" E a distance of 3203.97 feet to a point on the East boundary of the West 1/2 of stated Section 22; thence S 00 degrees 15'17" W along the East boundary of the West 1/2 of stated Section 22 a distance of 125.0 feet; thence N 61 degrees 50'51" W a distance of 3204.80 feet to the Point of Beginning.
Together with an ingress and egress easement over and across the following described:
The West 50 feet of the East 350 feet of Section 28 lying North of Elam Road; the West 50 feet of the East 350 feet of the South 700 feet of Section 21; the North 50 feet of the South 750 feet of the East 350 feet of Section 21, and the East 50 feet of Section 21 lying South of Tucker Road; LESS the South 750 feet thereof; and the North 25.0 feet of the West 850.0 feet of the West 1/2 of the South 3/4 of Section 22; all lying and being in Township 25 South, Range 20 East, Lying and being in Pasco County, Florida (the "Property").
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on S. Ann Wilson, Esq., Wharton Law Group, P.A., the plaintiffs' attorney, whose address is 456 S. Central Ave., Oviedo, FL 32765, on or before thirty (30) days from the first date of publication and file the original with the clerk of this court either before service on the plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
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 the provision of certain assistance. Please contact ADA Coordinator at Court Administration, 7350 Little Road, New Port Richey, FL 34654, Phone (727) 847- 2411, Hearing/Voice Impaired Persons Dial: 711. DUE ON OR BEFORE 10/27/2025
DATED On September 23, 2025
NICHOLE ALVAREZ-SOWLES
As Clerk of the Court (SEAL) By Haley Joyner
As Deputy Clerk
Sept. 26; Oct. 3, 2025 25-02089P

Q&A

Who benefits from legal notices?

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

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

IV18237_V13

SUBSEQUENT INSERTIONS

--- SALE / ACTION ---

SECOND 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, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant 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, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MICHELLE DEFELICE; UNKNOWN SPOUSE OF MICHELLE DEFELICE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on October 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 RECORDED 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 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

SECOND 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, TRUSTEE OF THE EVELYN E. DANESI REVOCABLE TRUST DATED FEBRUARY 5, 2024 AND EVELEN E. DANESI, et.al. Defendant(s).
TO: UNKNOWN BENEFICIARIES OF THE EVELYN E. DANESI 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 PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this 11th day of September, 2025.
NIKKI ALVAREZ-SOWLES
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
25-292479
September 19, 26, 2025 25-01991P

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

IV18237_V14

PUBLIC NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

IV20878_V15

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

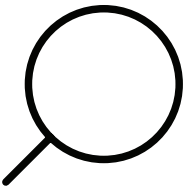


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

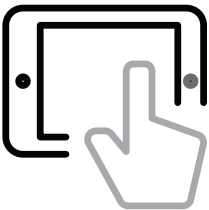
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESTATE / ACTIONS / SALES ---

SECOND INSERTION
<p>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 Trust Bank, Plaintiff, vs. Raymond Wayne Moake a/k/a 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 Trust 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:</p> <p>LOT 512, HOLIDAY LAKE ESTATES UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 36-26-15-0820-00000-5120</p> <p>Any person claiming an interest in the</p>

SECOND INSERTION
<p>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 LLC, 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:</p> <p>LOT 283, GOLDEN ACRES UNIT TEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 2 AND 3, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 9561 SUNSHINE BOULEVARD, NEW PORT RICHEY, FL 34654</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001251CPAXWS Division I IN RE: ESTATE OF 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 attorney are set forth below.</p> <p>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.</p> <p>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,</p>

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 11th day of September, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00326
September 19, 26, 2025 25-01997P

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
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 must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
MARY L. MATHIEU
668 American Legion Drive
Madeira Beach, Florida 33708
Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN
& ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen_BEpstein@outlook.com
September 19, 26, 2025 25-02003P

SECOND INSERTION
<p>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.</p> <p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is the 19th day of September, 2025.</p> <p>/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</p>
SECOND INSERTION
<p>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 DANIEL 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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 19, 2025.</p> <p>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</p>

SECOND INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>
SECOND INSERTION
<p>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 INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. SARA KARINA WATLINGTON A/K/A SARA WATLINGTON AND SEAN EDWARD WATLINGTON, et. al. 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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT II, BLOCK 12, EPPERSON RANCH SOUTH PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 73, PAGES 122, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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</p>
SECOND INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CC006022CXAXES STAGECOACH PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. 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. NIEDOSIK and ANY AND ALL UNKNOWN HEIRS</p> <p>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 ASSOCIATION, INC., herein in the following described property:</p> <p>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</p> <p>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</p>

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

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

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

The date of first publication of this notice is: 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:
jrvera@hnh-law.com
September 19, 26, 2025 25-02005P

First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

SECOND INSERTION
<p>Effective Oct. 01, 2025, WellMed at Wesley Chapel will be closing. Glenville Morton, MD, will transfer to WellMed at Sun Lake.</p> <p>Patients can obtain copies of their medical records at: Optum – Lutz 23559 FL-54 Lutz, FL 33559 Phone: 1-813-909-1600 Fax: 1-813-909-1005</p> <p>Sep. 19, 26; Oct. 3, 10, 2025 25-02008P</p>
SECOND INSERTION
<p>Effective Oct.13, 2025, Hadra Habib, MD, is no longer providing care at Optum.</p> <p>Patients of Dr. Habib may continue care at Optum – Ridge</p> <p>Patients can obtain copies of their medical records at: Optum – Ridge 8501 Little Rd New Port Richey, FL 34654 Phone: 1-727-869-7755 Fax: 1-817-514-7879</p> <p>Sep. 19, 26; Oct. 3, 10, 2025 25-02009P</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS (SUMMARY ADMINISTRATION) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER 2025CP001226CPAXWS IN RE: ESTATE OF MARION HOWARD Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>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:</p> <p>Robert Michael Howard 800 West 1st Street, Unit 2003 Los Angeles, California 90012 Ronald Howard 1435 Ginghamburg-Fredrick Road Tipp City Ohio 45371</p> <p>All creditors of the decedent and persons having claims or demands against the the Decedent's estate, including unmaturred, 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.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>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 Sept. 19, 26, 2025 25-02002P</p>

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

1/23 < > 4/11/25

IV20890

--- ACTIONS / 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 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 of Assessments Per Unit Type

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	223		220	100%	\$7,900,000		\$711,599	

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

WHEREAS, the Board 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 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 \$5,931,880 (hereinafter referred to as the “Estimated Cost”).
- 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.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

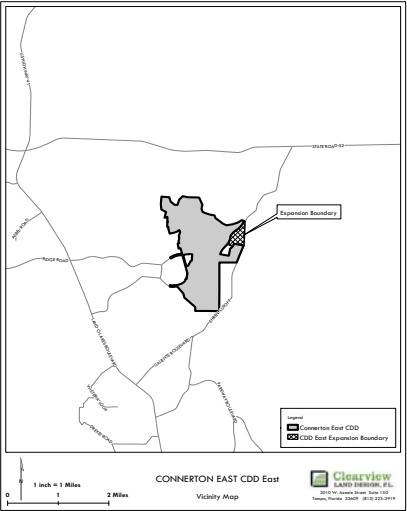
Passed and Adopted on September 9, 2025.

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

SECOND 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,
LLC,
Plaintiff, v.
COREY L. OLSON A/K/A COREY
LEE OLSON, et al.,
Defendants.

TO: Corey L. Olson a/k/a Corey Lee 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
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
Unknown Spouse of Corey L. Olson
a/k/a Corey Lee Olson
15609 Becky Lane
Hudson FL 34667
Unknown Spouse of Corey L. Olson
a/k/a Corey Lee Olson
2170 Wateroak Dr. N
Clearwater, FL 33764
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
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 purposes.
PARCEL 2:

Being a portion of Lot 3, Block C, of GULF COAST ACRES ADDITION 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 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; 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 25-02000P

SECOND INSERTION

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

Lago Ave, Land O’Lakes, FL 34637, 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

SAVETIME

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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
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FLORIDA'S NEWSPAPER FOR THE SUBURBS
Business Observer
1V2025-09-26

--- ACTIONS / SALES ---

SECOND 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, LLC, 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 recorded 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

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
September 19, 26, 2025 25-02019P

SECOND INSERTION

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 INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. JAMES A. KLINE A/K/A JAMES KLINE; DOREEN L. KLINE A/K/A DOREEN KLINE; GIANNA TERREGINO STOKES, UNKNOWN SPOUSE OF JAMES A. KLINE A/K/A JAMES KLINE; UNKNOWN SPOUSE OF GIANNA TERREGINO STOKES N/K/A CHASE TWIGG, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff 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 COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1996, MAKE: PALM TRAILERS, VIN #: PH098449AFL AND VIN #: PH098449BFL TOGETHER WITH THAT CER-

TAIN MOBILE HOME, VIN(S) and commonly known as: 14702 SNAPPER 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 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 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
Sept. 19, 26, 2025 25-02001P

SECOND 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, INC., 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 PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: September 17, 2025
By: /s/Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
Sept. 19, 26, 2025 25-02007P

SECOND INSERTION

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, LLC, 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

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. 2024CA002358CAAXWS
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. THOMAS W. PETRICK A/K/A THOMAS WALTER PETRICK, et al. Defendant(s).

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 forth in said Final Judgment, to wit:

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.

Property Address: 5038 COUGAR LOOP, HOLIDAY, FL 34690

SECOND INSERTION

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. TERESEA 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 TERRACE, 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

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, 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
Sept. 19, 26, 2025 25-02017P

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 16 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
24-222649 - NaC
September 19, 26, 2025 25-02018P

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

--- ACTIONS / SALES ---

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.
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
M. 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 RECORDED
IN PLAT BOOK 27, PAGES
141-152 INCLUSIVE, PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

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 accor-
dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability 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 im-
paired. 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 ac-
commodate 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,
2025.

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

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.
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
A/K/A VEMA MCKENNA;
UNKNOWN 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
described property as set forth in said
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.
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

lis pendens must file a claim in accor-
dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability 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 im-
paired. 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 ac-
commodate 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,
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

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: Alyssa Witzel
Unknown Address

You are hereby notified that a Peti-
tion under oath, has been filed in the
above-styled Court for the Termina-
tion 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
YOU.

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.

(SEAL)
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
25-01963P

FOURTH INSERTION

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

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

Claiming an Interest By, Through,
Under or Against the Estate of Lionel
Laperouse, Jr., and Camille Jarrell,
Defendants.
TO: Estate of Lionel Laperouse, Jr.
51 Baskin Road
Lexington, MA 02421

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

Signed on this September 2, 2025.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk
Sept. 5, 12, 19, 26, 2025
25-01867P

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA IN AND FOR
PASCO COUNTY
2023DP000134DPAXWS-26

In the Interest of:
B.C., DOB: 06/08/2022
B.C. DOB: 06/16/2018
Minor Children.
TO: Udit Desai
Unknown Address

You are hereby notified that a Peti-
tion 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 Caro-
lina, as Udit Desai and commitment of
B.C. and B.C. to the State of Florida De-
partment of Children and Families for
subsequent adoption. You are hereby
noticed and commanded to be and ap-
pear 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
FOR YOU.

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

COURT WILL APPOINT ONE FOR
YOU.

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

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

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

FOURTH INSERTION

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

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

Claiming an Interest By, Through,
Under or Against the Estate of Lionel
Laperouse, Jr., and Camille Jarrell,
Defendants.
TO: Estate of Lionel Laperouse, Jr.
51 Baskin Road
Lexington, MA 02421

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

Signed on this September 2, 2025.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk
Sept. 5, 12, 19, 26, 2025
25-01867P

SAVE TIME



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Business Observer

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