PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS AND NOTICE OF CLOSED SESSIONS FOR FISCAL YEAR 2026

The Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold their regular meetings for Fiscal Year 2026 at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543, on the fourth Wednesday of every month at 6:00 p.m., unless otherwise indicated as follows:

Wednesday, October 22, 2025
Wednesday, November 19, 2025
Wednesday, December 17, 2025
Wednesday, January 28, 2026
Wednesday, February 25, 2026
Wednesday, March 25, 2026
Wednesday, April 22, 2026
Wednesday, May 27, 2026
Wednesday, June 24, 2026
Wednesday, July 22, 2026
Wednesday, August 19, 2026
Wednesday, September 23, 2026

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ("District Manager's Office").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 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.

District Manager
October 3, 2025 25-02119P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Union Park East Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 2025-02, to govern the operations of the District.

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

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 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, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Heath Beckett, District Manager at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; e-mail: hbeckett@vestapropertyservices.com; phone: (321) 263-0132.

District Manager
Union Park East Community Development District
October 3, 2025 25-02120P

FIRST INSERTION

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS.

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

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-02130P

FIRST INSERTION

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Avalon Park West Community Development District ("District") will hold the following two public hearings and a regular meeting on October 24, 2025 at 10:00 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 [1].

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
Townhome	226	0.56	$342.55
SF 40'	264	0.8	$489.36
SF 50'	357	1	$611.70
SF 60'	70	1.2	$734.04
Commercial	11.57 acres	1.0 per acre	$1,574.16 per acre

[1] This hearing was originally scheduled for an earlier date but was rescheduled to ensure proper public notice.

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

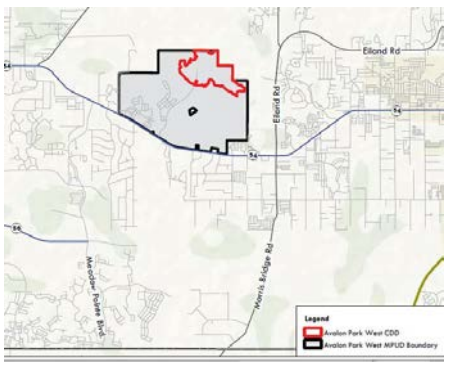
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"). 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 Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



October 3, 2025 25-02122P

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (WITH MINOR CHILDREN AND FOR CHILD SUPPORT/ ALIMONY) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 25-DR-4302
KEISHA NAOMI ADAMS, Petitioner, and JOHN PAUL ADAMS, Respondent.

TO: JOHN PAUL ADAMS
714 EMPRESARIO DRIVE,
SAN ANTONIO, TEXAS 78253

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN AND FOR CHILD SUPPORT/ALIMONY has been filed against you and that you are required to serve a copy of your written defenses, if any, on KEISHA NAOMI ADAMS C/0 HERBERT W. FISS, JR., ESQ., whose address is 8606 HUNTERS VILLAGE ROAD #225, TAMPA, FLORIDA 33647, on or before November 3, 2025, and file the original with the clerk of this Court at 38053 LIVE OAK AVENUE, DADE CITY, FLORIDA 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may re- view these documents upon request.

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

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: 9-25-2025

PASCO COUNTY CLERK OF THE CIRCUIT COURT
By: Rita Meyer Deputy Clerk
October 3, 10, 17, 24, 2025
25-02113P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PureVida Primary Care and Wellness located at 2404 Creel Ln, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel Florida, this 26th day of September, 2025.

AWADHEALTH LLC
October 3, 2025 25-02162P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold regular meetings for the Fiscal Year 2026 at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, 33558 at 10:00 a.m., on the following dates:

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

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-02129P

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Blackwell Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing 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.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, landscape and irrigation improvements, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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
October 3, 10, 17, 24, 2025 25-02134P

--- PUBLIC SALES ---

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEARS 2025 AND 2026 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors (the "Board") of the Blackwell Community Development District (the "District") will hold two (2) public hearings 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 for the purpose of hearing comments and objections on the adoption of the proposed budgets for Fiscal Years 2024-2025 and 2025-2026 ("2025 Proposed Budget" and "2026 Proposed Budget", respectively). A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearings or 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
October 3, 10, 2025 25-02133P

FIRST INSERTION

N O T I C E
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA
WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1508-25

AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION; CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) AND PUD (PLANNED UNIT DEVELOPMENT) TO CITY C-3 (GENERAL COMMERCIAL) FOR APPROXIMATELY 22.72 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL IDS 35-25-21-0010-11800-0000, 35-25-21-0010-11800-0010, 35-25-21-0010-09100-0000, 35-25-21-0010-09100-0010; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

The public hearing will be held on October 13, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

* **PLEASE NOTE**: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105
October 3, 2025 25-02132P

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Blackwell Community Development District (**"District"**), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (**"Applicant"**) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (**"Qualification Statement"**) of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* (**"CCNA"**). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 17, 2025 by email to gillyardd@whhassociates.com (**"District Manager's Office"**).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars ($20,000.00).

October 3, 2025 25-02157P

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927242 from Continental 973 Fund, LLC., south of SR52 and east of McKendree Road in San Antonio, FL. Application received September 29th, 2025. Proposed activity: Construction of multifamily complex and stormwater pond on a 20.44-acre property. Project name: Springs at Abbey Crossings. Project size: 20.44 Acres. Location: Section(s) 16 Township 25, Range 20, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

October 3, 2025 25-02135P

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927304 from Urban 54 Estates, LLC., North of SR54 and west of Lakepointe Pkwy in Odessa, FL. Application received September 30th, 2025. Proposed activity: Construction of Hotel and underground chamber system on a 13.38-acre property. Project name: Springs at Abbey Crossings. Project size: 2.37 Acres. Location: Section(s) 26 Township 26, Range 17, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

October 3, 2025 25-02156P

FIRST INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Silverado Community Development District ("District") will hold their regular meetings for Fiscal Year 2026 at 5:00 p.m., at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542 on the following dates:

October 20, 2025
November 17, 2025
December 15, 2025
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 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 by contacting the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 during normal business hours or by visiting the District's website, https://www.silveradocdd.org/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-02131P

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 Victoria Prep located at 4542 Garnet Dr Unit 305 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 30th day of September, 2025.

Victoria A. Mudry
October 3, 2025 25-02165P

FIRST INSERTION

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to relocate a 105- foot cell on wheels (COW) at the approx. vicinity of 16828 Ridge Road, Land O Lakes, Pasco County, FL 34638 [Lat: 28-16-36.36, Lon: -82-32-16.36]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Trileaf Corp, Brittany Sain, b.sain@trileaf.com , 2600 Maitland Center Parkway, Suite 330, Maitland, FL 32751, 407-660-7840.

October 3, 2022 25-02128W

FIRST INSERTION

BLACKWELL COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Blackwell Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes,* and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes,* and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Blackwell Community Development District." Proposals must be received by 12:00 p.m. on October 10, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

October 3, 2025 25-02158P

FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (**"Board"**) of the PTC Community Development District (the **"District"**), located in Pasco County, Florida, will hold a Special Meeting on October 3, 2025 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525. At such time the Board is authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (**"District Manager's Office"**) during normal business hours or by visiting the District's website at https://ptccdd.net/. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

District Manager
October 3, 2025 25-02159P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that HALAL HEMP CO, with a physical address 5822 Grand Oro Lane, #108 Wesley chapel, Florida 33544, with a mailing address 20272 merry oak ave Tampa, Fl 33647, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 3, 2025 25-02161P

FIRST INSERTION

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on October 7, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. 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 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.

October 3, 2025 25-02155P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of All About The Sparklee located at 8720 Creedmoor Ln, in the County of Pasco, in the City of New Port Richey, Florida 34654 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel Florida, this 30th day of September, 2025.

Barbara Grasso
October 3, 2025 25-02163P

FIRST INSERTION

Affordable Secure Storage – Hudson
Public Notice
Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

Unit O04 - G. Miller
Unit A11 - J. Kichline
Unit K16 - D. Childers
Unit O06 - E. Kinneyman
Unit B05 - N. Riggs

SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE October 182025 AT OR AFTER: 11:00 A.M.

October 3, 10, 2025 25-02154P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001298
IN RE: ESTATE OF LORETTA M. JACOB, Deceased.

The administration of the Estate of LORETTA M. JACOB, deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, Florida 33523-3805. The names and addresses of Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is October 2, 9, 2025.

Personal Representative:
MICHAEL J. ECKART
940 Perry Road
Jefferson, OH 44047
Attorney for Personal Representative:
KEVIN PILLION ESQ.
Florida Bar No. 70288
Life Planning Law Firm
1671 Mound Street
Sarasota, FL 34236
Telephone: (941) 914-6000
Email: kevin@lifelawfirm.com
Alt. Email: service@lifelawfirm.com
October 2, 9, 2025 25-02152P

--- ESTATE ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-CC-003764
TANGLEWOOD MOBILE VILLAGE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
CLAUDIA A. BRAY; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; and ANY AND ALL UNKNOWN PARTIES claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 25, 2025, and entered in Case No. 23-CC-003764 of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein TANGLEWOOD MOBILE VILLAGE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Claudia A. Bray is Defendant, The Clerk of Court will sell to the highest and best bidder for cash: [ ] www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 a.m. on the 17th day of November, 9/30/2025 the following described property as set forth in said Final Judgment, to wit:

UNIT 302, TANGLEWOOD MOBILE HOME VILLAGE CONDOMINIUM, as described in the Declaration of Condominium dated December 15, 1977, recorded on December 23, 1977 in O.R. Book 922, Pages 1533 - 1594, Public Records of Pasco County, Florida, as amended in Amendment to Declaration of Condominium of Tanglewood Mobile Village Condominium Adding Phase 11 recorded in O.R. Book 1039, Pages 1535 - 1543, Public Records of Pasco County, Florida, as amended in Amendment to Declaration of Condominium of Tanglewood Mobile Village Condominium Adding Phase III recorded in O.R. Book 1097, Pages 1931 - 1939, Public Records of Pasco County, Florida. Together with all appurtenances thereto descrbribed in the aforementioned Declaration of Condominium and amendments thereto. Subject, however, to each and every provision of the aforesaid Declaration of Condominium and amendments thereto and existing easements and restrictions of record and Bill of Sale to Pasco County recorded in O.R. Book 1097, Page 1943, Public Records of Pasco County, Florida, together with an undivided fractional share or percentage of interest in the common elements and surplus.

A/K/A: 3141 Brickdale Drive, Holiday, FL 34690

A 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 SIXTY (60) DAYS AFTER THE SALE.

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

DATED this day of , 9/30/2025.
NIKKI ALVAREZ-SOWLES,
as Clerk of said Court
By:
As Deputy Clerk

LAW OFFICES
BECKER & POLIAKOFF, P.A.
1 EAST BROWARD BLVD.,
SUITE 1900 •
FORT LAUDERDALE, FL 33301
TELEPHONE Broward:
(954) 985-4102
T33700/431196/27645143
October 3, 10, 2025 25-02150P

FIRST INSERTION

NOTICE OF ACTION AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST WILLIAM E. LOWE JR., DECEASED AND MELODY DELAYNE NELSON, AS POTENTIAL HEIR TO WILLIAM E. LOWE JR.
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025CA000610CAAXES
Division: J1
Judge Susan G. Barthle
PNC Bank, National Association
Plaintiff, vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against William E. Lowe Jr., deceased, et al.
Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST WILLIAM E. LOWE JR., DECEASED
37136 NICOLE AVENUE
ZEPHYRHILLS, FL 33541
UNITED STATES OF AMERICA
MELODY DELAYNE NELSON, AS POTENTIAL HEIR TO WILLIAM E. LOWE JR.
450 KNIGHTS RUN AVENUE
UNIT 1103
TAMPA, FL 33602
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST WILLIAM E. LOWE JR., DECEASED AND MELODY DELAYNE NELSON, AS POTENTIAL HEIR TO WILLIAM E. LOWE JR., and all parties having or claiming to have any right, title or interest in the property herein described;

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

The following described land, situate, lying and being in Pasco County, Florida, to-wit:
The West 1/2 of Lot 150, Fort King Acres, according to map or plat thereof as recorded in Plat Book 6, Page 109, 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 CRAIG P. ROGERS, Plaintiff's attorney, P. 0. Box 165028, Columbus, OH 43216- 5028, 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered a2:ainst you for the relief demanded in the Complaint.

DUE ON OR BEFORE 11/03/2025

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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL, 34654, Phone: (727) 847-2411, 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.

WITNESS my hand and seal of this Court on the September 25, 2025.

NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT PASCO COUNTY, FLORIDA
By: Haley Joyner
Deputy Clerk
October 3, 10, 2025 25-02115P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025CP001126S
IN RE: The Estate Of DAVID WESLEY REINERS, Deceased.

The administration of the Estate of David Wesley Reiners, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for the Sixth Judicial Circuit, Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 October 2, 2025.

Personal Representative:
Peter Reiner
13 Marks Pl.,
Cheshire, CT 06410
Attorney for Personal Representative:
Kara E. Hardin, Esquire
KARA HARDIN, P.L.
P.O. Box 2696
Zephyrhills, Florida 33539
Phone: (813) 220-3245
Fax: (813) 783-7405
FBN: 623164
Kara_Hardin_PA@msn.com
October 2, 9, 2025 25-02141P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1536
IN RE: ESTATE OF PETER MANNING AKA PETER J. MANNING AKA PETER JERRY MANNING Deceased.

The administration of the estate of Peter Manning aka Peter J. Manning aka Peter Jerry Manning, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 October 3, 2025.

Patrick J. Manning
Personal Representative
26401 Whippoorwill Drive
South Bend, IN 46619
Rebecca C. Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
karen@delzercoulter.com
Florida Bar No. 0223440
7920 US-19 Highway
Port Richey, FL 34668
Telephone: (727) 848-3404
October 3, 10, 2025 25-02139P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001450
IN RE: ESTATE OF ERIC ANDREW SLAVIK Deceased.

The administration of the estate of Eric Andrew Slavik, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 October 3, 2025.

Personal Representative:
/s/ Karen L Slavik
(Jul 31, 2025 09:24:27 EDT)
Karen L. Slavik
4005 Chadwick Avenue
Spring Hill, Florida 34609
Attorney for Personal Representative
/s/ Erin W. Lohmiller
Erin Whittemore Lohmiller
erin@lohmillerlaw.com
lohmillerlaw@gmail.com
Florida Bar No. 0038631
Lohmiller Law, PLLC
136 4th Street N., Suite 201
St. Petersburg 33701
Telephone: (727) 643-3818
October 3, 10, 2025 25-02144P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA
PROBATE DIVISION
File No. 2025-CP-000944
IN RE: ESTATE OF DONALD E. MAILMAN Deceased.

The administration of the estate of Donald E. Mailman, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 October 3, 2025.

Personal Representative:
Raymond Mailman
3767 30th Ave N
St. Petersburg, Florida 33713

Attorney for Personal Representative
/s/ Shawn R.H. Smith
Shawn R.H. Smith
Attorney
Florida Bar Number: 489492
RTRLaw
189 S. Orange Ave. Suite 840
Orlando, FL 32801
Telephone: (407) 343-5152
Fax: (954) 370-1992
E-Mail: ssmith@rtrlaw.com
October 3, 10, 2025 25-02118P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 512025CP001377
IN RE: ESTATE OF Evermond Johnson, Deceased.

The administration of the estate of Evermond Johnson, deceased, whose date of death was 07/02/2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654-5598. The file numbet of the estate is 512025CP001377. The name and address 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 THE DATE THAT IS 3 MONTHS AFfER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OF 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

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 October 3, 2025.

Personal Representative:
Jeremy Reimer
2932 Martha Ln.
Land O'Lakes, FL 34639
Attorney for Personal Representative:
Karl Magnus, Esquire
Attorney for Personal Representative
Florida Bar No.: 177407
Magnus Law Firm PLLC
3632 Land O'Lakes Blvd.
Land O'Lakes, FL 34639
Telephone: 847-368-0000
E-Mail: karl@magnuslawfirm.com
Secondary E-Mail:
karl@karlmagnus.com
October 3, 10, 2025 25-02145P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-425 CP
Division Probate
IN RE: ESTATE OF MICHAEL D. WYSOCKI, Deceased.

The administration of the estate of MICHAEL D. WYSOCKI, deceased, whose date of death was August 23, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
Caleb Wysocki
12309 Kent Grove Drive
Spring Hill, FL 34610
Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue,
Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
October 3, 10, 2025 25-02127P

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Business Observer

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1556
IN RE: ESTATE OF ANNA K. HALTERMAN Deceased.

The administration of the estate of Anna K. Halterman, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 October 3, 2025.

Joseph L. Wilson
Personal Representative
1006 Toltec Trail
Georgetown, TX 78626
Wayne R. Coulter
Attorney for Personal Representative
Email Addresses:
info@delzercoulter.com
Florida Bar No. 114585
7920 US-19 Highway
Port Richey, FL 34668
Telephone: (727) 848-3404
October 3, 10, 2025 25-02140P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1552
IN RE: ESTATE OF MICHAEL JAY JOHNSON, Deceased.

The administration of the estate of MICHAEL JAY JOHNSON, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 3, 2025.

NICOLE JOHNSON
Personal Representative
1521 North Keating Avenue, Apt. 2
Chicago, IL 60651
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
October 3, 10, 2025 25-02142P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025CA000258CAAXES
LAKEVIEW LOAN SERVICING LLC,
Plaintiff, vs.
MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; 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:

A PORTION OF LOTS 1, 2, 3, 4. AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89 degrees 52' 37" E., 72.55 FEET; THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 29 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
25-00232
October 3, 10, 2025 25-02136P

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP0001117
IN RE: ESTATE OF PATRICIA ANN SCHRETER Deceased.

The administration of the estate of PATRICIA ANN SCHRETER, deceased, whose date of death was February 18, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedents 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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 3, 2025.

Personal Representative:
Susan A. Schreter
4097 Windcrest Drive
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
Denise A. Welter, Esquire
Florida Bar Number: 585769
Welter Law Office
2312 Cypress Cove, Suite 101
Wesley Chapel, FL 33544
Telephone: (813) 736-9080
E-Mail: info@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
October 2, 9, 2025 25-02153P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA
PROBATE DIVISION
File Number: 2025CP000530CPAXES
IN RE: ESTATE OF Donna Carol Elmore Deceased.

The administration of the Estate of Donna Carol Elmore, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 October 3, 2025.

Personal Representative:
Whitney Colleen Elmore
Personal Representative
21917 Waverly Shores Lane
Land O' Lakes, Florida 34637
Attorney for Personal Representative
Aaron W. Saoud, Esquire
Florida Bar Number: 1050006
AWS LAW FIRM
2202 N. Westshore Blvd.
Ste 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: kellym@awslaw.org
Secondary E-Mail: service@awslaw.org
October 3, 10, 2025 25-02147P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025CP001421CPAXES
IN RE: Estate of JAMES ALFONS AUSTIN, a/k/a JAMES A. AUSTIN, a/k/a JAMES AUSTIN, Deceased.

The administration of the estate of JAMES ALFONS AUSTIN, a/k/a JAMES A. AUSTIN, a/k/a JAMES AUSTIN, deceased, whose date of death was JULY 16, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Ancillary Personal Representative:
JANINA M. KEISER
6476 Stony Lake Road
Jackson, MI 49201
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
October 3, 10, 2025 25-02146P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 001451
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4,
Plaintiff, VS.
MARVIN W. NICHOLS A/K/A MARVIN WAYNE NICHOLS, SR. A/K/A MARVIN WAYNE; KIMBERLY NICHOLS A/K/A KIMBERLY ANN NICHOLS A/K/A KIMBERLY A. NICHOLS; UNKNOWN SPOUSE OF MARVIN W. NICHOLS A/K/A MARVIN WAYNE NICHOLS, SR.; UNKNOWN SPOUSE OF KIMBERLY NICHOLS A/K/A KIMBERLY ANN NICHOLS A/K/A; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 26, 2025 in Civil Case No. 2024 CA 001451, 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 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 is the Plaintiff, and MARVIN W. NICHOLS A/K/A MARVIN WAYNE NICHOLS, SR. A/K/A MARVIN WAYNE; KIMBERLY NICHOLS A/K/A KIMBERLY ANN NICHOLS A/K/A KIMBERLY A. NICHOLS; UNKNOWN SPOUSE OF MARVIN W. NICHOLS A/K/A MARVIN WAYNE NICHOLS, SR.; UNKNOWN SPOUSE OF KIMBERLY NICHOLS A/K/A KIMBERLY ANN NICHOLS A/K/A; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 24, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 527 AND 528, OF THE TOWN OF CRYSTAL SPRINGS, AS DESCRIBED ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 29th day of September, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
Date: 2025.09.29 15:31:39
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-6090B
October 3, 10, 2025 25-02149P

Q&A
LV18237_V22
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.

--- ACTIONS / SALES ---

FIRST INSERTION

Notice is hereby given that Ronniel Mercado, owner, desiring to engage in business under the fictitious name of Alertive Wound Care Specialist of Florida located at 25200 SAWYER FRANCIS LN STE 128, LUTZ, Florida 33559 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
October 3, 2025 25-02160P

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 Trusted Care by Kaitlyn located at 1237 Willow Bend Way in the City of Lutz, Pasco County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of September, 2025.
Kaitlyn Walrath
October 3, 2025 25-02164P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001478
IN RE: ESTATE OF FREDERICK ALBERT ROTH, Deceased.

The administration of the estate of FREDERICK ALBERT ROTH, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 2, 2025.

KENNETH ROTH
Personal Representative
9 Vedder Way
Swannanoa, NC 28778
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
October 3, 10, 2025 25-02114P

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
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collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-003223
FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC
Plaintiff, vs.
LASHERI V. POWELL, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 25-CC-003223 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

Lot 6, Block I, MEADOW OAKS PARCELS I & Q, according to the map or plat thereof as recorded in Plat Book 36, Page 6, Public Records of Pasco County, Florida.
PARCEL ID NO.: 34-24-17-0070-00I00-0060 ("Property")
Property Address: 13651 Meadow Green Lane, Hudson, Florida 34669

at public sale, to the highest and best bidder for cash at 11:00 a.m. on November 6, 2025. The sale shall be conducted online at http://www.pasco.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 this 24th day of August 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10471-012
October 3, 10, 2025 25-02138P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
By Clerk of Circuit Court
IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-000919
KEESLER FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION,
Plaintiff, v.
MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

Notice is hereby given that Pam Childers, Clerk of the Circuit Court of Pasco County Florida, will on the 28th day of October, 2025, at 11:00 o'clock a.m. (CT), at www.escambia.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 1449, REGENCY PARK UNIT NINE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 11 and 12 of the Public Records of Pasco County, Florida.

pursuant to the Final Judgment entered in a case pending in said Court, the style of which is Keesler Federal Credit Union v. Julia B. Kite-Powell, Esq., as Guardian Ad Litem, Wendy C. Hastings, Wesley F. Hastings, GoodLeap, LLC, et al., and the docket number of which is number 2025-CA-000919.

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.

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 this 29th day of September, 2025.
EMMANUEL, SHEPPARD, & CONDON, P.A.
By: /s/ Andrea C. Lyons
ANDREA C. LYONS, ESQUIRE
Florida Bar #75913
30 South Spring Street
Pensacola, FL 32502
(850) 433-6581 phone
acl@esclaw.com
salexander@esclaw.com
lbouler@esclaw.com
Attorney for Plaintiff
October 3, 10, 2025 25-02137P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2022CA002531CAAXES
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, vs.
HOWARD JARED RICH, SANDRA L. RICH, LAKE BERNADETTE COMMUNITY ASSOCIATION, INC., UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Consent Uniform Final Judgment of Foreclosure dated July 22, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on October 20, 2025, at 11:00 AM via www.pasco.realforeclose.com, the following described property:

Lot 15, Block 8, Lake Bernadette Parcels 14, 15A and 16, according to the map or plat thereof as recorded in Plat Book 48, Page 9, Public Records of Pasco County, Florida
Property Address: 34824 ARBOR GREEN PL, ZEPHYRHILLS, FL 33541

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs 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.

Andrew Arias
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-05377
October 3, 10, 2025 25-02125P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA004249CAAXES
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-5,
Plaintiff, vs.
MEHDI YAGHOUBINEJAD, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2025, and entered in 2023CA004249CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-5 is the Plaintiff and MEHDI YAGHOUBINEJAD; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MASOUMEH GHAEMMAGHAMI A/K/A MASSOUMEH GHAEMMAGHAMI, DECEASED; HAMID YAGHOUBINEJAD A/K/A HAMID YAGHOUBI; FARANAK YAGHOUBINEJAD; HOUSHANG YAGHOUBINEJAD; PSLD ENTERPRISE LLC; UNKNOWN SPOUSE OF MEHDI YAGHOUBINEJAD N/K/A ZAHRA HEIDARI; ARCPE 1 LLC; GHOLAMREZA YAGHOUBINEJAD A/K/A G YAGHOUBINEJAD 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:

PARCEL IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 7; THENCE NORTH 89º 53' 19" WEST, ALONG THE SOUTH BOUNDARY THEREOF, 35.00 FEET; THENCE NORTH 00º 23'52" EAST, 7.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89º 53'19" WEST, 610.49 FEET; THENCE NORTH 00º 22' 44" EAST, PARALLEL AND 15.00 FEET EAST OF THE WEST BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 186.93 FEET; THENCE NORTH 89º 57' 39" EAST, 195.24 FEET; THENCE NORTH 26º 37' 12" EAST, 151.05 FEET; THENCE NORTH 89º 57' 39" EAST, 213.04 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 212.31 FEET, SAID CURVE HAVING A RADIUS OF 134.51 FEET, A DELTA ANGLE OF 90'26'13" BEARING SOUTH 44º 49' 14" EAST, 190.95 FEET; THENCE SOUTH 00º 23' 52 WEST, 188.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, AND TOGETHER WITH INGRESS AND EGRESS FROM THE COUNTY ROAD (HALE ROAD) TO THE PROPERTY.
Property Address: 5135 COLLIER PARKWAY, LAND O LAKES, FL 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 30 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
24-230963 - MaM
October 3, 10, 2025 25-02151P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024 CA 001123
SIERRA PACIFIC MORTGAGE COMPANY, INC.,
Plaintiff, VS.
MICHAEL J. GARCIA A/K/A MICHAEL GARCIA; JESSICA C. GARCIA A/K/A JESSICA GARCIA; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 29, 2025 in Civil Case No. 2024 CA 001123, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, SIERRA PACIFIC MORTGAGE COMPANY, INC. is the Plaintiff, and MICHAEL J. GARCIA A/K/A MICHAEL GARCIA; JESSICA C. GARCIA A/K/A JESSICA GARCIA; SEVEN OAKS PROPERTY OWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 5th, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 14 OF SEVEN OAKS PARCELS S-11 AND S-15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE(S) 62 THROUGH 74, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
AND
THAT PART OF TRACT D-1 OF SEVEN OAKS PARCELS S-11 AND S-15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE(S) 62 THROUGH 74, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING ADJACENT TO LOT 10, BLOCK 14, OF SAID SEVEN OAKS PARCELS S-11 AND S-15, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, RUN THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10, THE FOLLOWING SIX (6) COURSES: 1) SOUTH 69°14'53" EAST, 15.08 FEET; 2) SOUTH 82°47'32" EAST, 11.30 FEET; 3) SOUTH 57°12'00" EAST, 38.26 FEET; 4) SOUTH 26°17'46" EAST, 11.96 FEET; 5) SOUTH 56°04'56" EAST, 47.89 FEET; 6) NORTH 83°03'50" EAST, 3.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID LOT 10, SOUTH 16°06'00" WEST, 10.87 FEET; THENCE ALONG A LINE LYING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE AFORESAID SOUTHERLY BOUNDARY OF LOT 10, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 83°03'50" WEST, 2.80 FEET; 2) NORTH 56°04'56" WEST, 54.27 FEET; 3) NORTH 26°17'46" WEST, 11.86 FEET; 4) NORTH 57°12'00" WEST, 9.74 FEET TO A POINT ON THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.) WETLAND LINE AS SHOWN ON SAID PLAT OF SEVEN OAKS PARCELS S-11 AND S-15; THENCE ALONG SAID S.W.F.W.M.D. WETLAND LINE, THE FOLLOWING TWO (2) COURSES: 1) NORTH 26°17'46" WEST, 6.17 FEET; 2) NORTH 82°47'32" WEST, 7.34 FEET; THENCE ALONG A LINE LYING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF LOT 10, THE FOLLOWING THREE (3) COURSES: 1) NORTH 57°12'00" WEST, 11.58 FEET; 2) NORTH 82°47'32" WEST, 10.22 FEET; 3) NORTH 69°14'53" WEST, 21.75 FEET; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 10, NORTH 49°30'00" EAST, 11.41 FEET TO THE POINT OF BEGINNING.

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 29th day of September, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
Date: 2025.09.29 13:34:10
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16082B
October 3, 10, 2025 25-02148P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA
PROBATE DIVISION
File Number: 2025CP001241CPAXWS
IN RE: ESTATE OF BARRY W. STINSON
Deceased.

The administration of the estate of BARRY W. STINSON, deceased, Case Number 2025CP001241CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The name and address of the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's Estate, including unmatured, contingent or unliquidated claims, 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is October 3, 2025.

Personal Representative:
Pamela S. Stinson
Attorney for Personal Representative:
RONDA R. STORMS, ESQUIRE
P.O. BOX 2396
VALRICO, FLORIDA 33594
senatorstorms@msn.com
(813)927-5422
Florida Bar No. 80969
October 3, 10, 2025 25-02117P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001566
IN RE: ESTATE OF PAUL KOLASIS
Deceased.

The administration of the estate of PAUL KOLASIS, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney 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 October 3, 2025.

Attorney and Personal Representative:
SPIRO T. KOMNINOS, ESQ.
Florida Bar Number: 278660
Komninos Law Firm, P.A.
4124 W. Linebaugh Avenue
Tampa, FL 33624
Telephone: (813) 251-3444
E-Mail: spirolaw@hotmail.com
October 3, 10, 2025 25-02143P

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V21

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.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

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

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

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

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.

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

LV18237_V28

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA002075CAAXWS
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
TROY GAVIN, et al.,
Defendants.

TO: Troy Gavin
13309 Sunfish Drive
Hudson FL 34667
Unknown Spouse of Troy Gavin
13309 Sunfish Drive
Hudson FL 34667

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

Lot 170, PLEASURE ISLES THIRD ADDITION, according to plat thereof as recorded in Plat Book 8, Page 28, 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 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 NOVEMBER 3RD, 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 September 26, 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
October 3, 10, 2025 25-02126P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case No: 2025CA002596CCAXES
DIVISION J2
Truist Bank
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy M. Konicki a/k/a Amy Margaret Konicki, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy M. Konicki a/k/a Amy Margaret Konicki, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

Lot 619 Regency Park Unit Five, according to the Plat thereof, recorded in Plat Book 12, Page(s) 50 and 51, of the Public Records of Pasco County, Florida.

more commonly known as 7414 Westcott Drive, Port Richey, FL 34668.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before NOVEMBER 3RD, 2025, 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.

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.

WITNESS my hand and the seal of this Court on the September 26, 2025.

Nikki Alvarez-Sowles
Circuit and County Courts
By: Haley Joyner
Deputy Clerk
24-331845 FC01 SUT
October 3, 10, 2025 25-02124P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case No: 2025CA002612CCAXES
DIVISION: J4
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Earnest Mathis, Jr a/k/a Earnest Mathis, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Earnest Mathis, Jr. a/k/a Earnest Mathis, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

LOT 98, WEDGEWOOD MANOR - PHASE I & II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 11 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 37346 Derbyshire Drive, Zephyrhills, FL 33542.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before NOVEMBER 3RD, 2025, 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.

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.

WITNESS my hand and the seal of this Court on the September 25, 2025.

Nikki Alvarez-Sowles
Circuit and County Courts
By: Haley Joyner
Deputy Clerk
25-333517 FC01 RFT
October 3, 10, 2025 25-02123P

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**

XNUV18187

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

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- Agency Proposals
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SUBSEQUENT INSERTIONS

--- PUBLIC NOTICE ---

SECOND 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.

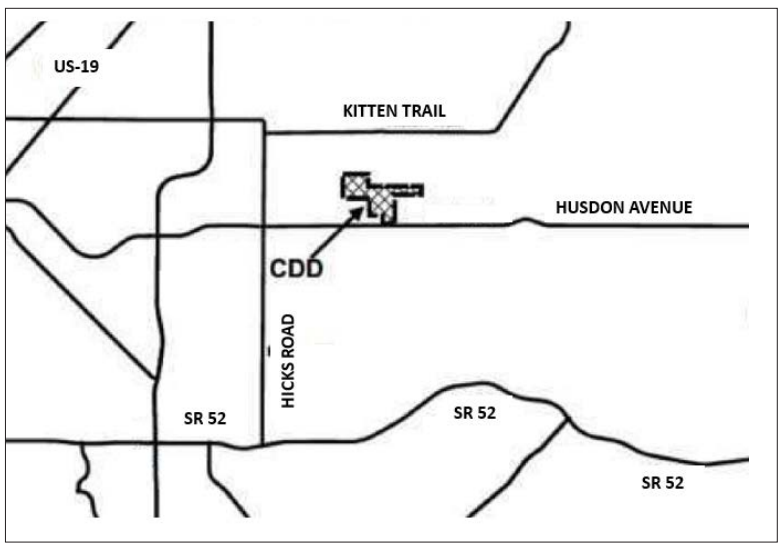
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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

Q&A

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.

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

LV18237_V36

--- PUBLIC NOTICE ---

SECOND 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.

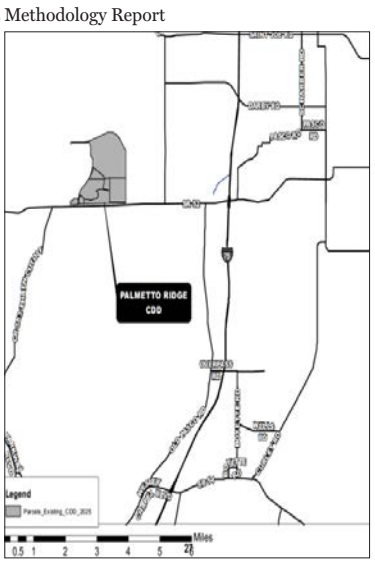
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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

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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 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

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. 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, FLORIDA.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 51-2025-CA-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 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

SECOND INSERTION

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

SECOND INSERTION

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

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. 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 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

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SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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 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 local 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
25-11287FL
Sept. 26; Oct. 3, 2025 25-02061P

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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-WS
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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

OFFICIAL COURTHOUSE WEBSITES
MANATEE COUNTY
manateeclerk.com
SARASOTA COUNTY
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charlotteclerk.com
LEE COUNTY
leeclerk.org
COLLIER COUNTY
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POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
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LV20890_V5

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 BETWEEN 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: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02032P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000191TDAXXX
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 #: 2102644
Year of Issuance: 06/01/2022
Description of Property:
36-25-19-0010-00000-1200
QUAIL HOLLOW PINES UNREC PLAT LOT 120 DESC AS COM AT NE COR OF SEC 36 TH S01DEG 02'53"W (B) ALG EAST LINE 630.00 FT TH N89DEG 03'06"W 3171.50 FT FOR POB TH CONT N89DEG 03' 06"W 151.00 FT TH S00DEG 56'54"W 290.00 FT TH S89DEG 03' 06"E 151.00 FT TH N00DEG 56' 54"E 290.00 FT TO POB
Name(s) in which assessed:
JOSEPH D ELIE
SUEIDE ELIE
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
25-02037P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000198TDAXXX
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 #: 2107026
Year of Issuance: 06/01/2022
Description of Property:
22-25-16-076C-00000-5290
REGENCY PARK UNIT 5 PB 12 PG 50 LOT 529 OR 8254 PG 1703
Name(s) in which assessed:
DEBRA VITEZ
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
25-02044P

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com
LV20890_V2

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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 SECTION 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

SECOND 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

SECOND 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

SECOND 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 REGISTERED 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

SECOND 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

SECOND 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 & COMMON 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

SECOND 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 CORNER 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

SECOND 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

SECOND 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

SECOND 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 PARALLEL 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

SECOND 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 JEWTUCH
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

SECOND 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

SECOND 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

--- ESTATE ---

SECOND 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

SECOND 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 Boult 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 ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001560
IN RE: ESTATE OF ELWOOD KISSELL, Sr. Deceased.

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.

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.

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

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.

The case number and decedent's name are: ELWOOD KISSELL, Sr., File Number 2024-CP-001560.

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.

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.

Date of death of the decedent is: 07/23/2024.

The date of first publication of this notice is: September 26, 2025

The second week of publication is October 3, 2025

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000501CPAXWS
IN RE: ESTATE OF JOAN VICTORIA JORDAN, Deceased.

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.

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

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

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

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

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.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001401
Division: WS
IN RE: ESTATE OF GERTRUDE O. MAHAN, Deceased.

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.

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 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.

The date of first publication of this notice is September 26 2025.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1292
IN RE: ESTATE OF CHARLIE HERBERT SOLOMON RIVERA, Deceased.

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.

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

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

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

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

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

The date of first publication of this notice is: September 26, 2025.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2025-CP-1363-WS
IN RE: ESTATE OF NANCY L. HANKINS a/k/a NANCY LEONA HANKINS Deceased.

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.

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
UCN: 512025CP001336CPAXES
FILE NO. 2025CP001336CPAXES
IN RE: ESTATE OF JOSEPH FRANCIS LAVELLE Deceased.

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.

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.

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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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

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

SECOND INSERTION

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.

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.

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

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

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

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

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

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

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

SECOND INSERTION

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.

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.

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

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

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

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

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

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

Personal Representative:
KATHERINE N. LITTLEFIELD
11508 Joshua's Bend Dr.
Tampa, Florida 33612
Attorney for Personal Representative:
DONALD R. PEYTON, Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail:
peytonlaw2@gmail.com
Sept. 26; Oct. 3, 2025 25-02096P

SECOND INSERTION

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.

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.

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

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

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

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

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

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

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

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 ---

SECOND 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
11114 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

SECOND 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

SECOND 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 unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS 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: attydjs@aol.com
Sept. 26; Oct. 3, 2025 25-02111P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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@davidrroy.com
Email: tevvon@davidrroy.com
Sept. 26; Oct. 3, 2025 25-02063P

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. 2023CA003451CAAXES
Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Francisco Rey Martinez Acevedo a/k/a Francisco Martinez Acevedo a/k/a Francisco R. Martinez Acevedo, Deceased , et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA003451CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Francisco Rey Martinez Acevedo a/k/a Francisco Martinez Acevedo a/k/a Francisco R. Martinez Acevedo, Deceased ; N. O. M P., a minor child in the care of her mother and natural guardian, Fransue Pagan Class a/k/a Fransue Martinez; A. J. M. P., a minor child in the care of his mother and natural guardian, Fransue Pagan Class a/k/a Fransue Martinez; Connerton Community Association, Inc.; Connerton Community Council, 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 30th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 47, OF CONNERTON VILLAGE TWO PARCEL 218, PHASE 1C, 2B, AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE(S) 26 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TAX ID:
25-25-18-0190-04700-0030

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

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

Dated this 18th 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 # 23-F00410
Sept., 26; Oct. 3, 2025 25-02060P

SECOND 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 OBSERVER, 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, 10, 17, 2025
25-02112P

SECOND 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.

LV18237_V12

--- ACTIONS / SALES ---

SECOND 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 before 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH WDICIAL 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, WDITH 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 comer 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 Ritchey, 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

THIRD INSERTION

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

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

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

Sep. 19, 26; Oct. 3, 10, 2025
25-02009P

THIRD INSERTION

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

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

Sep. 19, 26; Oct. 3, 10, 2025
25-02008P

THIRD 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
1 502 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

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. 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 NORTHWEST 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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY
2024DP000117DPAXWS-26
In the Interest of:
M.W., DOB: 07/25/2015
A Minor Child.
TO: Alyssa Witzel
Unknown Address

You are hereby notified that a Petition under oath, has been filed in the above-styled Court for the Termination of your parental rights of M.W., a female child, born on July 25, 2025, in Monroe County, State of New York, as Alyssa Witzel and commitment of M.W. to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654, November 13th, 2025, at 10:30 am EST.

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

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

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

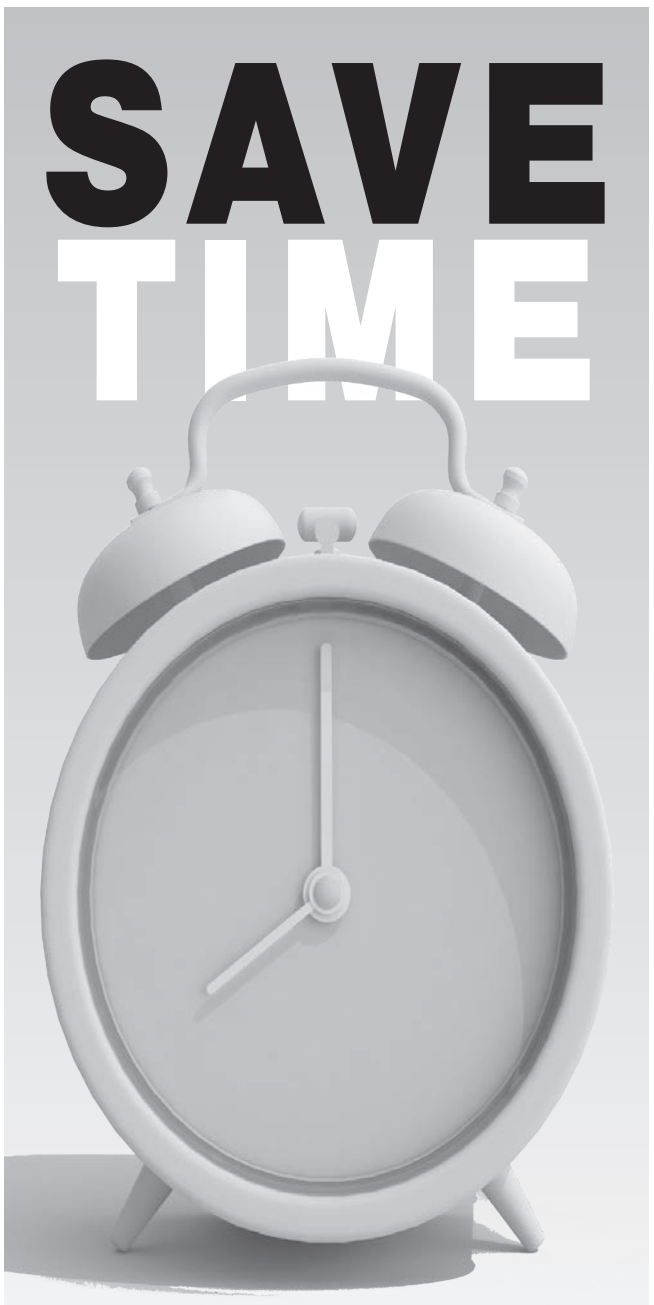
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept, Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654;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

(SEAL)
BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
By: /s/ 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



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
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COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V19

Q&A
Q Who benefits from legal notices?
A 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.
LV18237_V25