

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---	
FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
<b>PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432</b>	
<b>Time: 09:00 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
1140 - Rowles, Lori; 1228 - Myers, Marina; 2158 - Garza, Jessica; 2200 - Saffold, Lena; 2246 - Dey, Michael; 2248 - Dey, Michael; 2296 - Daughtry, Stormey L; 3129 - Stampoulis, Patricia; 3206 - Padilla, Barbara; 3261 - Timpson, Ronnie; 3266 - Hennis, Catherine; 4016 - Costa, Courtney; 5002 - Alson, Eric; 6003 - Bias, Ronald; 7000 - Oquendo, Charles; 7007 - Tanzola, Andrew	
<b>PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376</b>	
<b>Time: 10:00 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
01006 - Torres, Ralph; 01072 - Rush, LaShawn; 01116 - Rhodes, Rabyn; 02013 - carter, kenneth; 02049 - Marie, Tatiana; 02054 - Velazquez, Victor; 02087 - Aguilera, Sapphire C; 02099 - House, Tionne; 02105 - Mendez, Dionne; 03095 - Hudson, Cheryl L; 03117 - Edwards, Kelli; 03121 - Milligan, Victoria; 03123 - Schlechty, Ashley; 03167 - Canizalez, Mlton; 03171 - ortiz, Juan; 04003 - Velazquez, Victor; 04066 - Nicoletti, Soledad; 04078 - Cruz, Michelle; 04099 - Brunner, Matthew; 04127 - Daye, Raven; 04185 - Henderson, Kemuel; 04213 - Richards, Ahmad; 04216 - Long, Jacqueline	
<b>PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632</b>	
<b>Time: 10:15 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
025 - Ruggs, Clifton; 037 - Collins, Maureen; 041 - Devine, Kelly; 080 - Corthell, Deborah; 082 - Kendall, Christa; 149 - lynch, Calvin; 161 - kirkstad, Paul; 242 - Swierat, Mark; 267 - Curney, Broderick; 272 - Squires-carlson, Christina; 307 - Rivera, Jonathan; PC005 - Lopez, Ermen	
<b>PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578</b>	
<b>Time: 10:45 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
11010 - Bladon, Ciara; 11077 - Elysee, Peterson; 11085 - Applin, Kelly; 11111 - yates, Jarred; 11169 - Bowen, Theodore; 11180 - Wallace, Christine; 11195 - Abell, William; 11239 - Wilson, Janiece; 11269 - Williams, Victor; 11285 - clark, Paul; 11290 - Desai, Vandna; 11292 - Adolph, Elizabeth; 12085 - Torres, Tabitha; 12086 - Laker, Stephanie Elizabeth; 12129 - Furlong, Rheilly; 12165 - noblitt, Crystal; 12250 - Despenza, Cheryl; 12291 - Watts, Alejandro; 13029 - Heredia, Roberto; 13068 - adams, jay; 13087 - Ryder, Mark; 13110 - Dennison, April; 13206 - Bushard, Sarah; 13242 - Fuchs, Ronald; 13256 - Finocchiaro, Jocelyn; B131 - Daniele, Michael R; B147 - Gonzalez, Maritza; B155 - Silvio, Walter; B163 - Scott, Danielle; C103 - Derosier, Amber; C104 - McKinnon, Kendra; C135 - Moore, Kelly; C159 - Crennan, Tara; C207 - Aljic, Elmir; C212 - Giammarinaro, Yvonne; C214 - grullon, Alex; C223 - Farrell, Carlene; C236 - Ross, Devina; C238 - Applewhite, Latisha; C250 - Leddick, Leslie; C255 - Evans, Ronald; C268 - Bladon, Ciara; C321 - Newkirk, Mikayla; C335 - Wright, Derrik; C366 - Johnson, Andrea; C378 - Bertram, Dean; C398 - Hudson, Kenneth; D106 - Cowley, Franklin J; D127 - Ward, Darrell; D132 - Goodson, Nathaniel; D145 - Leathers, Dana; D202 - Paventi, Martin; D219 - Walter, Amy; D234 - cortez, Jerry; D245 - Tabani, Farzan; D252 - Thompson, Martha; D255 - Huber, James; D274 - Rowles, Rebecca; D330 - Follone, Andrea; D349 - Eaton, Sara; D355 - criscito, teri	
<b>PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392</b>	
<b>Time: 11:30 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
1204 - Riccardi-Sirico, D'Anna; 1401 - Hoyt, Reese; 1409 - shortridge, tonya; 1441 - Harrigan, Tim; 1488 - Harrigan, Tim; 1936 - Ambrogio, Bradley; 2303 - Riley, Jamie	
<b>PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429</b>	
<b>Time: 11:45 AM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
A0031 - Levandowski, Kayla; A0069 - sims, Rodney; C1027 - Merrell, Lavonne; C1028 - Townsend, Sharee; D0003 - Brianas, Penelope; E1104 - Lee, Monica; E1117 - King, Kiera; E1149 - Groves, Elizabeth; E1168 - Whipkey, Heather; E1170 - Lorentz, Benjamin; E1191 - Dey, Michael; E1192 - Dey, Mary; E1196 - Blackman, Stephen; E1204 - Durham, Barry; E1213 - Karakaris, Marie; E1217 - neuhardt, shaina; E1219 - Betancourt, Crystal; E1221 - hutchins, amber; E1230 - Stefansic-Watkins, Hali; E1232 - osorno, Jonathan; E2247 - Johnston, Brianna; E2290 - Karakaris, Marie; E2310 - Kizilelma, Turhan; E2344 - Mundus, Sean; E2358 - Johnson, Melissa; E2364 - King, Kiera	
<b>PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059</b>	
<b>Time: 12:00 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
0A148 - Grace, Iemari; 0A233 - Fernandez, David; 0A239 - perkins, Chesney; 0B008 - Shackett, Sarah; 0B031 - diesing, Ashley; 0B032 - Alligood, Amy; 0B052 - coyne, Kathleen; 0B110 - Mccoy, Virginia; 0C032 - Sandvik, Mark; 0C033 - Piasecki, Christie; 0C116 - Chapman, Lisa; 0C119 - Small, Larry; 0C133 - Darling, Eric; 0D024 - von burger, Robert; 0D025 - Vega, Daniel; 0E008 - Howard, Robert; 0E009 - Fann, Jennifer; 0E020 - Fields, Michael; 0E040 - holland, Karen; 0E047 - DeFranco, Jordyn; 0E105 - Morin, Katherine; 0E111 - Rayan, Okha; 0E140 - Hill, Jakaila; 0E199 - Cintron, Oscar L	
<b>PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911</b>	
<b>Time: 12:15 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
002 - Poe, James; 029 - Myers, William; 050 - Horn, Janice; 055 - Fuller, Rosalyn; 071 - Bomhardt, Anne; 140 - Hartnett, Sara; 168 - Boyington, Tiffanthea; 202 - valencia, gina; 216 - Easterwood, Johnathon; 218 - Dibernardinis, Steven; 231 - Dieuville, Dermionne; 239 - Ballew, Michael; 250 - Woessner, Christian; 311 - Ashby, Terri; 376B - Willis, Duncan; 379B - Dangelo, Angela; 412 - diaz, Jennifer; 413 - McIntosh, Michael; 421 - Fuller, Rosalyn; 436 - Davis, Tiffany; 439 - Pasker, Alysa; 481 - Scydick, Terry; 500 - Davis, Tiffany; 505 - McCollum, Debra; 511 - Brown, Janay	
<b>PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059</b>	
<b>Time: 12:30 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
1005 - Hanson, Travis; 1025 - Espada, Tiffany; 1027 - Bladon, Ciara; 1031 - Kimberly, Hicks; 1037 - Celluzzi, Anthony; 1122 - Barrack, Harvey; 1131 - CARREON, GILBERT; 1168 - Seeland, Sara; 2055 - Williams, Tawana; 2071 - Russo, Gina; 2079 - Rodriguez, Sofie; 2112 - Santiago, Luis; 2137 - Rodriguez, Kelvin; 2145 - Smith, Elizabeth; 2194 - Maldonado, Giselle; 2206 - Ollennu, Sara; 2266 - Frith, Joy; 2267 - goodman, dorothy; 3017 - Drake, Alyssa; 3041 - giansante, tony; 3122 - kimball, keith; 3146 - tang, monica; 3153 - Sanks, Tekeisha; 3187 - Hamilton, Kareem; 3198 - Williams, Frances; 3209 - COLEY, INTIMATE SHERMIRA; 3263 - Ferry, Mike; 3345 - Keen, Delores; 3351 - Shannon, Aaron; RV04 - Hart, Joshua; RV22 - Celluzzi, Alexandra	
<b>PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964</b>	
<b>Time: 12:40 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
1030 - scott, Micheal; 1034 - Gonzalez, Maritza; 1133 - Torres, Stephanie; 1138 - Graves, Carol; 2050 - Yawger, Naja; 2053 - Fudge, Tiffany; 2115 - Garcia, Russell; 2116 - Rein, Carol; 2243 - Keister, John; 3031 - Devine, Kelly; 3043 - Griffith, Scott; 3055 - Spear, Lane; 3056 - White, Elna; 3075 - White, Elna; 3091 - Gordon, Nicole; 3111 - Lockett, Tim; 3152 - Villafane, Yessenia; 3199 - Lowe, Eric; 4040 - Collins, Pamela; 4049 - Hillis, Dean; 4061 - Lora-Benitez, Sahira; 4062 - Absher, Deanne; 5003 - Sommerio, Mario; 5029 - Keene, Michael	
<b>PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245</b>	
<b>Time: 01:15 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
B009 - Bologna, April; C004 - Tanner, Timothy; F015 - Dyson, Melanie; G31A - Kingsley, Lauren	
<b>PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254</b>	
<b>Time: 01:30 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
0108 - Carpenter, Tonya; 0113 - Pond, Zach; 0215 - Llop, Brenda; 0232 - Harvey, Mary; 0309 - Ploettner, Rebecca; 0525 - Tri City Electrical Contractors Inc. Morales, Efrain; 2012 - Ward, David; 2066 - Havenner, Reanna; 2070 - jones, shavante; A015 - Jimenez, Kristopher	
<b>PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041</b>	
<b>Time: 01:45 PM</b>	
<b>Sale to be held at www.storagetreasures.com.</b>	
0608 - Brower, Jennifer; 1818 - Pope, Jessica; 2530 - Mcney, Stephen	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	
October 10, 17, 2025	25-02166P

FIRST INSERTION	
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Heritage Pines Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667 on the following dates:	
October 21, 2025	
December 9, 2025	
February 17, 2026	
April 21, 2026	
June 16, 2026	
July 21, 2026	
September 15, 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 offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://heritagepinescdd.net/.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.	
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager	
October 10, 2025	25-02169P

FIRST INSERTION	
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 154.89 acres known as Aprile Mass Grading.	
The project is located in Pasco County, Section(s) 21,22,27,28, Township 25 South, Range 20 East. The permit applicant is King Lake Partners Owner, LP whose address is 1855 E Main Street, Suite 14-7 Spartanburg, SC 29307. The Permit No. is 43045142.004.	
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.	
NOTICE OF RIGHTS	
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.	
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.	
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.	
October 10, 2025	25-02174P

FIRST INSERTION	
HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Harvest Hills South Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 11:00 a.m., unless otherwise specified, or as soon thereafter as the matter may be heard, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544 on the following dates:	
October 21, 2025	
November 18, 2025	
December 16, 2025 at 5:00 p.m.	
January 20, 2026 at 5:00 p.m.	
February 17, 2026	
March 17, 2026	
April 21, 2026	
May 19, 2026 at 5:00 p.m.	
June 16, 2026 at 5:00 p.m.	
July 21, 2026	
August 18, 2026	
September 15, 2026 at 5:00 p.m.	

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 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 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 10, 2025	25-02167P
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FIRST INSERTION	
HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Harvest Hills Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 11:00 a.m., unless otherwise specified, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544 on the following dates:	
October 21, 2025	
November 18, 2025	
December 16, 2025 at 5:00 p.m.	
January 20, 2026 at 5:00 p.m.	
February 17, 2026	
March 17, 2026	
April 21, 2026	
May 19, 2026 at 5:00 p.m.	
June 16, 2026 at 5:00 p.m.	
July 21, 2026	
August 18, 2026	
September 15, 2026 at 5:00 p.m.	

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours, or by visiting the District's website, https://harvesthillscdd.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 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 10, 2025	25-02168P
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FIRST INSERTION	
NOTICE OF BOARD OF SUPERVISORS MEETING ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of the Estancia at Wiregrass Community Development District (“District”) will hold a Board of Supervisors meeting on Tuesday, October 21, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.	
The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.	
Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmegrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.	
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Richard McGrath, District Manager	
Governmental Management Services - Tampa, LLC	
October 10, 2025	25-02175P



--- PUBLIC SALES ---

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1  
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors (“Board”) of the KD52 Community Development District No. 1 (“District”) will hold Regular Meetings for Fiscal Year 2026 at 1:00 p.m., unless otherwise specified, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 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 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 10, 202525-02170P

FIRST INSERTION

WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2026 REGULAR MEETINGS

The Board of Supervisors (“Board”) of the Westwood of Pasco Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 9:00 a.m., or as soon thereafter as the matter may be heard, at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 on the following dates:

- October 22, 2025
- January 28, 2026
- February 25, 2026
- March 25, 2026
- April 22, 2026
- May 27, 2026
- June 24, 2026
- July 22, 2026
- August 26, 2026
- September 23, 2026

The 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://westwoodofpascoadd.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 10, 202525-02173P

FIRST INSERTION

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF  
THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Avalon Park West Community Development District (“District”) will hold a public hearing on October 24, 2025 at 10:00 a.m. at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545<sup>1</sup> for the purpose of hearing comments and objections on the adoption of the proposed budget(s) (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025/2026”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://www.avalonparkwestedd.org/>.

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

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

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

District Manager  
<sup>1</sup> This hearing was originally scheduled for an earlier date but was rescheduled to ensure proper public notice.  
October 10, 202525-02210P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2  
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors (“Board”) of the KD52 Community Development District No. 2 (“District”) will hold Regular Meetings for Fiscal Year 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544 on the following dates:

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 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 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 10, 202525-02171P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND  
RESTATED RULES OF PROCEDURE OF THE  
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Union Park East Community Development District (“District”) on November 19, 2025, at 6:00 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 2025-02. The purpose and effect of the proposed 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. Prior notice of rule development was published in the Business Observer (Pasco County) on October 3, 2025.

The Amended and Restated Rules of Procedure may address topics such 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.

Specific 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, 255.0992, 255.0525, 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](mailto:hbeckett@vestapropertyservices.com); phone: (321) 263-0132 (“District Manager's Office”).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager  
Union Park East Community Development District  
October 10, 202525-02178P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT  
RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Riverwood Estates Community Development District (“District”) hereby gives notice of its intention to develop rules related to parking enforcement and towing of unauthorized vehicles (“Parking Rules”). The proposed rule number is 2026-1, which rule number may be subsequently modified.

The purpose and effect of the Parking Rules is to provide for efficient and effective operations of the District to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Parking Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Parking Rules include, but are not limited to, 190.011(5), 190.011(15), 190.012(3), 190.035, 120.54, 120.542, 120.5435, and 120.81, Florida Statutes.

A public hearing will be conducted by the District on November 14, 2025, at 9:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

A copy of the proposed Parking Rules and the related incorporated documents, if any, may be obtained by contacting the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, [suitk@whhassociates.com](mailto:suitk@whhassociates.com) (the “District Manager's Office”).

Kristen Suit  
District Manager  
October 10, 202525-02214P

FIRST INSERTION

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2026 REGULAR MEETINGS

The Board of Supervisors (“Board”) of the Towns at Woodsdale Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2026 at 9:00 a.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 on the following dates:

- October 22, 2025
- January 28, 2026
- February 25, 2026
- March 25, 2026
- April 22, 2026
- May 27, 2026
- June 24, 2026
- July 22, 2026
- August 26, 2026
- September 23, 2026

The 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://townsatwoodsdaledcdd.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 10, 202525-02172P

FIRST INSERTION

SILVERADO COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF WORKSHOP

The Board of Supervisors of the Silverado Community Development District (“District”) will hold a public workshop on Monday, November 3, 2025, at 5:30 p.m., via Zoom at <https://us06web.zoom.us/j/89891042428?pwd=SHA6qxqXcdjWpg5DjY8AuMhb9u2L5g.1>; Meeting ID: 898 9104 2428; Passcode: 530596. The purpose of the public workshop is to provide training for the District's Board of Supervisors on applicable ethics law and training requirements that pertain to special district Supervisors, which may include, but is not necessarily limited to: the ethics training requirement set forth in Section 112.3142, Florida Statutes, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meeting laws.

The workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained by contacting the office of the District Manager, at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 (the “District Manager's Office”), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the public workshop. 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.

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

Jamie Sanchez  
District Manager  
October 10, 202525-02177P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927528 from Abbey Development Partners, LLC., south of SR52 and east of McKendree Road in San Antonio, FL. Application received October 3rd, 2025. Proposed activity: Construction of a public Road C, mass grading, and stormwater ponds on a 115.80-acre property. Project name: Abbey Crossings Infrastructure Phase 1-3. Project size: 111.50 Acres. Location: Section(s) 09 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](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.  
October 10, 202525-02176P

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 Soulwire Studio located at 7901 4th St N STE 300 in the City of St. Petersburg, Pasco County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 3rd day of October, 2025.

Ayanna McClintic  
October 10, 202525-02183P

FIRST INSERTION

NOTICE OF PUBLIC SALE:  
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 11/01/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: EURO MECHANIK LLC 5FNRL5H4XCBI38038 2012 HOND 2481.53/ WDDSDJ4EB1JN520788 2018 MERZ 1581.60/ 2352105044 1975 VOLK 2813.96 TEL:813-697-1791 MV: MV89357 LOCATION: 9604 STATE ROAD 52, HUDSON, FL 34669/  
October 10, 202525-02180P

PUBLISH YOUR  
LEGAL NOTICE

Email  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business  
Observer



--- PUBLIC SALES ---

FIRST INSERTION
Notice of Meetings FY 2026 Lexington Oaks Community Development District

The Board of Supervisors of the Lexington Oaks Community Development District will hold workshops for Fiscal Year 2026 to discuss various District matters at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544 on the first Thursday of each month at 9:00 a.m. as indicated below:

The Board of Supervisors of the Lexington Oaks Community Development District will also hold their meetings for Fiscal Year 2026 at the Lexington Oaks Clubhouse, 26304 Lexington Oaks Boulevard, Wesley Chapel, Florida 33544 on the third Thursday of each month at 6:30 p.m. as indicated below:

Workshops - 9:00 a.m.	Meetings - 6:30 p.m.
October 2, 2025	October 16, 2025
November 6, 2025	November 20, 2025
December 4, 2025	December 18, 2025
January 8, 2026	January 22, 2026 (fourth Thursday)
February 5, 2026	February 19, 2026
March 5, 2026	March 19, 2026
April 2, 2026	April 16, 2026
May 7, 2026	May 21, 2026
June 4, 2026	June 18, 2026
July 2, 2026	July 16, 2026
August 6, 2026	August 20, 2026
September 3, 2026	September 17, 2026

There may be occasions when one or more Supervisors may participate via telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice.

Any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Office at (954) 603-0033 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 action taken at these meetings and workshops 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.

Alba Sanchez District Manager	
October 10, 2025	25-02212P

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	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 Kevin C. B. Beebe located at 18219 Alexson Street in the City of SPRING HILL, Pasco County, FL 34610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of October, 2025.

Kevin C. B. Beebe  
October 10, 2025

25-02181P

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 28, 2025, for Castle Keep Mini Storage - Hudson at www.StorageTreasures.com bidding to begin on-line October 17, 2025, at 6:00 am and ending October 28, 2025, at 12:00 pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.	NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on October 28, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line October 17, 2025, at 6:00 am and ending October 28, 2025, at 12:00 pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
Name Elizabeth Berg Branden Schreengost Ryan I. Slotton Walter R. Thompson October 10, 17, 2025	Unit B014 I204 B025 B050 25-02208P

FICTITIOUS NAME NOTICE
Notice is hereby given that Amanda Cicerelli, desiring to engage in business under the fictitious name of Intermission Consulting Solutions located at 2967 Storybrook Preserve Drive, Odesa FL 33556 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 10, 2025

FIRST INSERTION
BLACKWELL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (the "Board") of the Blackwell Community Development District (the "District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting 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 Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all 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 the meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

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 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.

Kristen Suit, District Manager Blackwell Community Development District	
October 10, 2025	25-02211P

FIRST INSERTION
PTC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REQUEST FOR PROPOSALS PASCO TOWN CENTER DOUBLE BRANCH PARKWAY Pasco County, Florida

PTC Community Development District ("District" or "CDD"), located in Pasco County, Florida, hereby announces that it is soliciting proposals to provide labor, materials, equipment and construction services in connection with the development of the Pasco Town Center, Double Branch Parkway in accordance with the District's capital improvement plan. This project primarily consists of site work, which consists of constructing, among other things, roads, utilities, including but not limited to water, sewer, potable water, pump station and related utility improvements, stormwater improvements, earthwork and grading, demolition, traffic signalization, landscape and irrigation and other improvements necessary for the planned community development (the "Project").

The "Project Manual," consisting of instructions to Proposers, technical information, contract forms, Proposal forms, construction plans, and other materials, will be available at the Pre-Bid Meeting scheduled **Tuesday, October 14, 2025 at 2:30 PM (EST) at the offices of Clearview Land Design, P.L., 3010 W Azeele Street, Suite 150, Tampa, Florida 33609** or before such meeting upon request from Jordan Schrader at JordanS@clearviewland.com and Heather Meyer at Heather.Meyer@clearviewland.com. Please contact Heather Meyer to be added to the pre-bid meeting communication. The District reserves the right in its sole discretion to make changes to the Project Manual up until the Proposal Deadline (defined herein), and to provide notice of such changes only to those Proposers who have provided their contact information to the District Engineer via e-mail at Heather.Meyer@clearviewland.com.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing, and be authorized to do business in Pasco County and the State of Florida. Additionally, interested firms must have MINIMALLY successfully completed at least five projects in the last three years of substantially similar scope and complexity that exceeded two million dollars in contract amount, have a minimum bonding capacity of 5 million dollars, and demonstrate successful experience working with Community Development Districts in Florida, along with being able to meet all other conditions of the Request for Proposal package. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

Firms desiring to provide services for the Project must submit an original copy and one (1) electronic copy (PDF format and all documents included on a USB flash drive) of the required Proposal no later than **November 18, 2025 at 2:00 PM (EST) ("Proposal Deadline")**, to the offices of the District Engineer, c/o Clearview Land Design, P.L., 3010 W. Azeele Street, Suite 150, Tampa, Florida 33609 ("**District Engineer's Office**") (or at an alternative location to be determined and announced).

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "PROPOSAL FOR PASCO TOWN CENTER DOUBLE BRANCH PARKWAY OF PTC CDD PROJECT." The District reserves the right to return unopened to the Proposer any Proposals received after the time and date stipulated above. Each Proposal shall remain binding for a minimum of one hundred twenty (120) days after the Proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all Proposals, make modifications to the work, award the contracts in whole or in part with or without cause, and waive minor or technical irregularities in any Proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of posting of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$150,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver under Chapter 190, Florida Statutes, and other law.

The successful Proposer will be required upon award to furnish payment and performance bonds for one hundred twenty five percent (125%) of the value of the contract, with an A.M. Best rated surety carrier having a rating of A-VII or better (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held at the Proposal Deadline and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Clearview Land Design, P.L., the District Engineer, at Heather.Meyer@clearviewland.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A MS Teams link will be provided to all proposers that receive a Project Manual so that Proposers, any member of the Board Supervisor or staff member or the public can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodation to participate in this meeting is asked to advise the District Engineer's Office at (813) 223-3919, at least three (3) business days before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Office.

Any and all questions relative to this procurement shall be directed in writing by e-mail only to Clearview Land Design, P.L., the District Engineer, at Heather.Meyer@clearviewland.com with e-mail copies to jennifer@cdlawyers.com, suitk@whhassociates.com, and lansfordj@whhassociates.com. No phone inquiries.

October 10, 2025	25-02213P
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FIRST INSERTION
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1682 IN RE: ESTATE OF GARY A. MACHMER Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Gary A. Machmer, deceased, File Number 2025 CP, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was July 23, 2025; that the total value of the estate is \$30,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Gloria J. Machmer	3031 Hickory Dr.
Wesley Chapel, FL 33543	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 10, 2025.

Personal Giving Notice: Gloria J. Machmer 3031 Hickory Dr. Wesley Chapel, FL 33543 Attorney for Person Giving Notice Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy 27, Suite F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com October 10, 17, 2025	25-02204P
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF NO. 2025-CP-001541 IN RE: Estate of GERALDINE A. MARTIN, Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is PASCO County Courthouse, P.O. Box 338, New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, 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 unmaturred, 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 SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is April 12, 2025.

The date of first publication of this notice is October 10, 2025.

Personal Representative: Cara Martin Bachmann 8744 Woodmont Lane Port Richey, FL 34668 Attorney for Personal Representative: TERRY J. DEEB DEEB ELDER LAW, P.A. 6699 - 13th Avenue North, Suite 4B St. Petersburg, FL 33710 Ph: #727/381-9800; Fx: #727/381-1155 E-Mail: servicekat@deebelderlaw.com E-Mail: servicedck@deebelderlaw.com E-Mail: servicecj@deebelderlaw.com Florida Bar Number: #997791 October 10, 17, 2025	25-02193P
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--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-001259 IN RE: ESTATE OF RONALD L. FOURNIER, Deceased.

The administration of the Estate of RONALD L. FOURNIER, deceased, whose date of death was July 10, 2025, File Number 512025CP001259CPAX-WS, is pending in the Circuit Court for Pasco County, Florida, the address of which is Clerk of Comi, ATTN: Probate, 7530 Little Road, New Port Richey, FL 34654.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is the October 10, 2025.

TRACIE ANDINO Personal Representative Gerald L. Hemness, Jr., Es Counsel for Personal Representative Florida Bar# 67695 100 Ashley Dr. South, Ste. 664 Tampa, FL 33602-5300 (813) 324-8320 gerald@hemness.com October 10, 17, 2025	25-02197P
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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-423 Division A IN RE: ESTATE OF BENJAMIN A. GALLON Deceased.

The administration of the estate of BENJAMIN A. GALLON, deceased, whose date of death was September 22, 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.

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 was October 10, 2025.

The date of the second publication of this notice was October 17, 2025.

Dated October 3, 2025

Personal Representative: Rebekah Gallon /s/ Rebekah Gallon 15826 Winter Lane Hudson, FL 34667 Attorney for Personal Representative: /s/ Daniel P. Rock Daniel P. Rock, Esq. E-mail Addresses: danielprock@yahoo.com jessica@rocklawcenters.com Florida Bar No. 215007 Daniel P. Rock, P.A. 5612 Grand Blvd. New Port Richey, FL 34652 Telephone: (727) 848-5440 October 10, 17, 2025	25-02199P
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--- ESTATE ---

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-001590**  
**IN RE: ESTATE OF**  
**GORDON DENNIS HILL,**  
**Deceased.**

The administration of the Estate of Gordon Dennis Hill, 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, FL 34654-5598. 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. 732.221, 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 October 10, 2025.

**Personal Representative:**  
**Joseph Ronald Hill**  
1018 Gould Road  
Lansing, Michigan 48917  
Attorney for Personal Representative:  
Ashly Mae Guernaccini  
Florida Bar Number: 1022329  
AT CAUSE LAW OFFICE, PLLC  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
shelby@atcauselaw.com  
October 10, 17, 2025 25-02190P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**51-2025-CP-001330-CPAXWS**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ANTHONY PECORA**  
**Deceased.**

The administration of the estate of Anthony Pecora, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 10, 2025.

**Personal Representative:**  
**Alyson Pecora Ferguson**  
13 Tucket Dr.  
Poughquag Hamlet, New York 12570  
Attorney for Personal Representative:  
Eugene L. Beil, Esq., Attorney  
Florida Bar Number: 343633  
BEIL & HAY PA; 12300 US Hwy 19  
Hudson, FL 34667  
phone:(727) 868-2306;  
Fax: (727) 863-1287  
E-Mail: elbeil@beilandhay.com  
SecondE-Mail:  
webmaster@beilandhay.com  
October 10, 17, 2025 25-02191P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1576**  
**IN RE: ESTATE OF**  
**CAMERON D. ESTES**  
**AKA CAMERON DALE ESTES**  
**Deceased.**

The administration of the estate of Cameron D. Estes aka Cameron Dale Estes, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 10th day of October, 2025.

**Alyana Estes Jarvis**  
**Personal Representative**  
1624 Sutton Street  
Houston, TX 77006  
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  
(address)  
Telephone: (727) 848-3404  
October 10, 17, 2025 25-02194P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 2025-CP-001572**  
**IN RE: ESTATE OF**  
**WENDEL WAYNE CAREY,**  
**Deceased.**

The administration of the estate of WENDEL WAYNE CAREY, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is the West Pasco Judicial Center, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIOD 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. 732.221.

The date of first publication of this notice is October 10, 2025.

**MONIKA MARIE DAFFRON,**  
**Personal Representative**  
1809 Oak Dr. N.,  
Rockledge, FL 32955-3408  
/ s / Bart A. Brink, Esq.  
Bart A. Brink, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0363080  
Brink Law Firm, P.A.  
P.O. Box 540351  
Merritt Island, FL 32954  
Phone: -321-252-9362  
Email: bartbrink@gmail.com  
October 10, 17, 2025 25-02192P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1545**  
**IN RE: ESTATE OF**  
**JEROME KELLER**  
**Deceased.**

The administration of the estate of Jerome Keller, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 10, 2025.

**Latifah M. Barrett**  
**Personal Representative**  
115 Meadowbrook Court  
Covington, GA 30016  
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  
(address)  
Telephone: (727) 848-3404  
October 10, 17, 2025 25-02195P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-001597**  
**IN RE: ESTATE OF**  
**GAIL ISABELLE OSWALD**  
**Deceased.**

The administration of the estate of Gail Isabelle Oswald, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 10, 2025.

**Personal Representative:**  
**Pamela Gline**  
1122 Maravista Drive  
Trinity, Florida 34655  
Attorney for Personal Representative:  
David A. Hook, Esq.  
E-mail Address:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
Telephone: (727) 842-1001  
October 10, 17, 2025 25-02203P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1516**  
**IN RE: ESTATE OF**  
**LEONARD B. BIAGI**  
**Deceased.**

The administration of the estate of LEONARD B. BIAGI, deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below..

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL 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 10, 2025.

**Personal Representative:**  
**AUBREY TAYLOR CRESPO**  
9124 St. Regis Lane  
Port Richey, Florida 34668  
Attorney for Personal Representative:  
STEPHEN R. WILLIAMS  
Attorney  
Florida Bar Number: 7 48188  
WILLIAMS & ACKLEY PLC  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
October 10, 17, 2025 25-02202P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1591**  
**IN RE: ESTATE OF**  
**KATHY L. JOHNSTON AKA**  
**KATHY LYNN JOHNSTON**  
**Deceased.**

The administration of the estate of KATHY L. JOHNSTON AKA KATHY LYNN JOHNSTON, deceased, whose date of death was July 4, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL 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 10, 2025.

**Personal Representative:**  
**DEAN M. JOHNSTON**  
590 Calle Cielo  
Nipomo, California 93444  
Attorney for Personal Representative:  
STEPHEN R. WILLIAMS  
Attorney  
Florida Bar Number: 7 48188  
WILLIAMS & ACKLEY PLC  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
October 10, 17, 2025 25-02201P

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 512025CP00144CPAXWS**  
**Division I**  
**IN RE: ESTATE OF**  
**FLORIANNE B. COTE**  
**Deceased.**

The administration of the estate of FLORIANNE B. COTE, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.


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

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

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

The date of first publication of this notice is: October 10, 2025.

**Personal Representative:**  
**NANCY WEATHERBY**  
6 Teddy Drive  
Avon, Massachusetts 02322  
Attorney for Personal Representative:  
JENNY SCAVINO SIEG, ESQ.  
Attorney  
Florida Bar Number: 0117285  
SIEG & COLE, P.A.  
2945 Defuniak Street  
Trinity, Florida 34655  
Telephone: (727) 842-2237  
Fax: (727) 264-0610  
E-Mail:  
jenny@siegcolelaw.com  
Secondary E-Mail:  
eservice@siegcolelaw.com  
October 10, 17, 2025 25-02200P



## 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.

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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number: 2025CP001417CPA**  
**IN RE: ESTATE OF**  
**ESTATE OF REX CHEEK,**  
**Deceased.**

The administration of the Estate of Rex Cheek, Deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is October 10, 2025.

**Personal Representative:**  
**SANDRA CHEEK**  
8213 LEAFY COURT  
PORT RICHEY, FL 34668  
Attorney for Personal Representative:  
BARRY A. DIAMOND, #471770  
LAW OFFICES OF  
BARRY A. DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive, Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
October 10, 17, 202525-02196P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.:**  
**2025CA002738CAAXWS**  
**DIVISION: G**

**ZOI MOSSEL,**  
**Plaintiff, vs.**  
**CHRISTOPHER C. KASARAS**  
**Defendant.**

NOTICE is hereby given that a civil action commenced on or about September 08, 2025, and is now pending as case number 2025-CA-002738 in the Circuit Court in the State of Florida, County of Pasco.

The name of the unserved party to the action is:  
Christopher C. Kasaras  
252 S. Main St. Pomona, CA 91766  
and the nature of the proceeding is an action for Fraud in the Inducement, Declaratory Action and Quiet Title.

This notice shall be published once each week for two consecutive weeks in the Business Observer.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Robert Salta, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE NOVEMBER 10, 2025

WITNESS my hand and the seal of said court at Pasco County, Florida on the 7 day of October 2025.

Nikki Alvarez-Sowles, Esq.  
AS CLERK OF THE COURT  
BY: Shakira Ramirez Pagan  
As Deputy Clerk

/s/ Robert Salta  
Robert Salta, Esq.  
Florida Bar No.: 1022665  
Law Offices of Stephen K. Hachey, P.A.  
10521 Bloomingdale Ridge Drive  
Riverview, FL 33578  
Phone: 813-549-0096  
E-service: eservice@hacheylawpa.com  
October 10, 17, 202525-02205P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 2025CP001434CPAXES**  
**IN RE: Estate of**  
**DORIS O. FARMER,**  
**a/k/a DORIS FARMER,**  
**Deceased.**

The administration of the estate of DORIS O. FARMER, a/k/a DORIS FARMER, deceased, whose date of death was APRIL 30, 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 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.

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 10, 2025.

**Personal Representative:**  
**JOENATHAN CLIFFORD FARMER**  
**14332 Canal Street**  
**Dade City, FL 33525**  
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 10, 17, 202525-02198P

PUBLISH  
YOUR  
LEGAL NOTICE

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

• We offer  
an online  
payment  
portal for  
easy credit  
card payment

• Service includes us  
e-filing your affidavit  
to the Clerk's office  
on your behalf

• Simply email your  
notice to legal@  
businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
LV20B7B\_V5

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP001427CPAXWS**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**CHAD ALAN MASTERS**  
**(A/K/A CHAD A. MASTERS**  
**A/K/A CHAD MASTERS)**  
**Deceased.**

The administration of the estate of Chad Alan Masters (a/k/a Chad A. Masters a/k/a Chad Masters), deceased, whose date of death was May 25, 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.

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

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

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 10, 2025.

**Personal Representative:**  
**Sheri Masters-Delaney**  
12089 Lacey Drive  
New Port Richey, Florida 34654  
Attorney for Personal Representative:  
Tanya Bell, Esq.  
Florida Bar Number: 52924  
Bell Law Firm, P.A.  
2611 Keystone Road, Suite B-1  
Tarpon Springs, Florida 34688  
Telephone: (727) 287-6316  
Fax (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
Felicia@BellLawFirmFlorida.com  
October 10, 17, 202525-02227P

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2024CA002654**  
**TIMBER OAKS COMMUNITY**  
**SERVICES ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**WALTER R. DAFTER, JR.,**  
**DECEASED, et al,**  
**Defendant(s).**

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants By, Through, Under or Against the Estate of Walter R Dafter Jr  
11522 Forest Run Ct  
Port Richey, FL 34668

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

Lot 82, TIMBER OAKS, UNIT 8, according to the Plat thereof, recorded in Plat Book 17, Pages 100-103, Public Records of Pasco County, Florida.  
Parcel I.D. No.:

11-25-16-0150-00000-0820  
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 November 10th, 2025

Signed on October 2, 2025.

Nikki Alvarez-Sowles, Esquire  
CLERK OF THE COURT  
(SEAL) Deputy Clerk:  
By: Shakira Ramirez Pagan  
As Deputy Clerk  
October 10, 17, 202525-02186P

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PUBLIC SALES

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FIRST INSERTION

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II**  
**REQUEST FOR PROPOSALS**  
**Landscape Maintenance Services for**  
**Watergrass CDD II**  
**Pasco County, Florida**

Watergrass Community Development District II (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance services for Watergrass Community Development District II, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, October 10, 2025, at 12:00 p.m. (EST). The project manual will be available electronically and a paper copy of the manual can be reviewed at the Watergrass II Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545. The District Manager shall be the contact person regarding the Project Manual. Mr. David Wenck can be reached by email at dwenck@inframark.com

Firms desiring to submit proposals must submit the required proposal no later than 1:30 p.m. (EST) on Monday, November 10, 2025, to the Watergrass II Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545. There will be a Mandatory Pre-Bid Meeting held at 10:00 a.m. (EST) on Monday, October 20th, at the Watergrass II Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545. Failure to attend may preclude the District's consideration of a proposal submitted by a non-attending proposer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Watergrass CDD II project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. 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 to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to David Wenck at dwenck@inframark.com, no later than Monday, November 3, 2025, at 2:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) original hard copy AND one (1) digital PDF copy of the required proposal by 1:30 p.m. (EST) on Monday, November 10, 2025, to the Watergrass II Clubhouse located at 32711 Windlestraw Drive, Wesley Chapel, FL 33545 AND by emailing District Manager David Wenck at dwenck@inframark.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be publicly opened at 1:30 p.m. (EST) on Monday, November 10, 2025; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Watergrass Community Development District II  
David Wenck, District Manager  
October 10, 202525-02216P

FIRST INSERTION

**NOTICE OF RULE DEVELOPMENT BY THE**  
**SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the Silverado Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure. The proposed Amended and Restated Rules of Procedure rule number is 2026-1. The purpose and effect of the Amended and Restated Rules of Procedure rules is to provide for efficient and effective District operations. Specific legal authority for the rules includes Sections 190.011(5), 190.011(15), 190.033, 190.035 and 120.54, Florida Statutes.

A public hearing will be conducted by the District on November 17, 2025, at 5:00 p.m. at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542. Additional information regarding this public hearing may be obtained from the District's website, https://silveradocdd.org/, or by contacting the District Manager, Jamie Sanchez, at sanchezj@whhassociates.com, or by calling (561) 571-0010.

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

District Manager  
Silverado Community Development District  
October 10, 202525-02215P

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 926083 from Bolton Industrial LLC, located in Hudson, FL containing Parcel ID# 24-24-16-0010-00000-0010. Application received September 9th, 2025. Proposed activity: The proposed project includes the construction of an 8,400 SF flex space facility, with associated parking, utilities, and a stormwater management system. Project name: Bolton and Banjo Flex Space Project size: 0.98 Acres. Location: Section(s) 24, Township 24, Range 16, 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.watmatters.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 10, 202525-02217P

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 Mama & Me Treats located at 7505 Ironbark Dr. in the City of Port Richey, Pasco County, FL 34668 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 7th day of October, 2025.  
Kristena Brown  
October 10, 202525-02218P

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
LV20B7B\_V2

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ACTIONS / SALES

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FIRST INSERTION

**NOTICE OF ACTION**  
(formal notice by publication)  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.: 2025CA002723CAAXES**  
**DIVISION: Y**

**Nikki Alvarez-Sowles, as Pasco**  
**County Clerk & Comptroller,**  
**Plaintiff, vs.**  
**John Aquila, Taylor Aquila and**  
**Found Money Recovery, LLC,**  
**Defendants.**  
TO: Tylour Aquila  
415 S. Lawn Avenue  
Coshocton, OH 43812

YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before NOVEMBER 10, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this October 2, 2025.

Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk:  
By: Shakira Ramirez Pagan  
As Deputy Clerk  
October 10, 17, 24, 31, 202525-02185P

FIRST INSERTION

**NOTICE OF ONLINE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PASCO COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE NO. 2025-CA-001916-ES**  
**DIV. JA**

**HARVEY SCHONBRUN, TRUSTEE,**  
**Plaintiff, vs.**  
**MARLENE HORN and CLERK**  
**OF THE CIRCUIT COURT &**  
**COMPTROLLER OF PASCO**  
**COUNTY, ON BEHALF OF THE**  
**STATE OF FLORIDA,**  
**Defendants.**

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the Office of Nikki Alvarez-Sowles, Clerk & Comptroller, will sell the property situate in Pasco County, Florida, described as:

Lot 24, HIGHLAND MEADOWS, Unit Three, as the map or plat thereof as recorded in Plat Book 12, Pages 103-105 of the Public Records of Pasco County, Florida. TOGETHER WITH THAT CERTAIN 1997 doublewide General mobile home with Vin# GMH-GA1139715411A, Title #97073637 and Vin # GMHGA 1139715411 B, Title #97073529 which is permanently affixed to the real property.

in an electronic sale, to the highest and best bidder, for cash, on NOVEMBER 12, 2025 at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

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.

Any person with a disability requiring reasonable accommodation in order to participate in this proceeding should call New Port Richey (727) 847-8100; Dade City (352) 521-4274 ext 8110; TDD 1-800-955-8771 via Florida Relay Service; no later than seven days prior to any proceeding.

Dated: October 7, 2025.  
/s/ Harvey Schonbrun  
Harvey Schonbrun, Esquire  
HARVEY SCHONBRUN, P. A.  
Post Office Box 20587  
Tampa, Florida 33622-0587  
813/229-0664 phone  
harvey@schonbrun.com  
Florida Bar #149062  
October 10, 17, 202525-02226P

OFFICIAL  
COURTHOUSE  
WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

123 100 Done

Notes

LV20B7B\_V2



--- ACTIONS / SALES ---

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. 2021CA002034CAAXES** **U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2005-AHL2, MORTGAGE**

**PASS-THROUGH CERTIFICATES SERIES 2005-AHL2, Plaintiff, vs. KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE 25442 BRUFORD BLVD LAND TRUST, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 24, 2025, and entered in 2021CA002034CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL

ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2005-AHL2, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-AHL2is the Plaintiff and KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE 25442 BRUFORD BLVD LAND TRUST; ELVALYN ALLEN; GRAND OAKS MASTER ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on October 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 49 IN BLOCK 7 OF GRAND

OAKS PHASE 2, UNIT 3 & 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 23 THROUGH 30 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 25442 BRUFORD BLVD, 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 informa-

tion regarding transportation services. Dated this 7 day of October, 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](mailto:flmail@raslg.com) By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com) 20-075557 - NaC October 10, 17, 2025 25-02225P

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. 2022CA001971CAAXES** **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE6, Plaintiff, vs. AKAL ELHOUSSAINE, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2025, and entered in 2022CA001971CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE6 is the Plaintiff and AKAL ELHOUSSAINE; UNKNOWN SPOUSE OF AKAL ELHOUSSAINE; NANCY DIANE RICHIE; ASBEL CREEK ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on October 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 20, BLOCK B, ASBEL CREEK PHASE TWO, ACCORD-

ING TO THE MA OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 50-59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 10116 PERTH-SHIRE CIR, LAND O LAKES, FL 34638 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 6 day of October, 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](mailto:flmail@raslg.com) By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com) 22-009196 - MiM October 10, 17, 2025 25-02224P

**NOTICE OF SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION **CASE NO.: 2025-CA-000137 ES** **BANK OF AMERICA, N.A., Plaintiff, vs. ESME MOORE AKA E. MOORE, et al, Defendant(s).** NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 26, 2025, and entered in Case No. 2025-CA-000137 ES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Bank of America, N.A., is the Plaintiff and Esme Moore aka E. Moore, Linear Roofing, Lake Padgett Estates East Property Owners Association, Inc., are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), Pasco County, Florida at 11:00 am on the October 23, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 702, LAKE PADGETT ESTATES EAST, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 486.98 FEET NORTH AND 834.71 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA RUN THENCE SOUTH 84 DEGREES 35'40" WEST 70.00 FEET; THENCE ON AN ARC TO THE RIGHT 78.54 FEET, CH - 70.71 FEET, CHORD BEARING NORTH 50 DEGREES 24'21" WEST; THENCE NORTH 05 DEGREES 24'21" WEST, 50.00 FEET; THENCE NORTH 84 DEGREES 35'40" EAST, 120.00

FEET; THENCE SOUTH 05 DEGREES 24'20" EAST, 100.00 FEET TO THE POINT OF BEGINNING. A/K/A 4600 VICTORIA RD 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 before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 07 day of October, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com) By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. IN/24-007174 October 10, 17, 2025 25-02219P

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. 2019CA000141CAAXES** **WILMINGTON TRUST, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-4, Plaintiff, vs. CIRCLE TRUSTEE CO. INC., et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 13, 2025, and entered in 2019CA000141CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-4 is the Plaintiff and CIRCLE TRUSTEE CO. INC.; NIGEL LUCOMBE; REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK; BRIDGEWATER COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF NIGEL LUCOMBE; GRAND OAKS MASTER ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 AM, on November 03, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 30, BLOCK 3, BRIDGEWATER PHASE 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 110, OF THE PUBLIC RECORDS OF

PASCO COUNTY, FLORIDA. Property Address: 6836 ARAMON COURT, WESLEY CHAPEL, FL 33544 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 3 day of October, 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](mailto:flmail@raslg.com) By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com) 18-184678 - NaC October 10, 17, 2025 25-02188P

FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION **CASE NO.: 51-2023-CA-000754 WS** **LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CODY MOORE, et al, Defendant(s).** NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 17, 2025, and entered in Case No. 51-2023-CA-000754 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Cody Moore, Jade Moore, United States of America Acting through Secretary of Housing and Urban Development, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), Pasco County, Florida at 11:00 am on the November 4, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 108, HOLIDAY GARDENS ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 89 AND 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 4921 DURNAY ST NEW PORT RICHEY FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 30 day of September, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com) By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/23-000905 October 10, 17, 2025 25-02220P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA **CASE NO. 2025CA001156CAAXES** **LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NICHOLAS W. GRENDELL; , ET AL. Defendants** NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated September 8, 2025, and entered in Case No. 2025CA001156CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for PASCO County, Florida. LAKEVIEW LOAN SERVICING, LLC (hereafter "Plaintiff"), is Plaintiff and NICHOLAS W. GRENDELL, are defendants. Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court for PASCO, County Florida will sell to the highest and best bidder for cash Via the Internet at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), at 11:00 a.m., on the 10TH day of NOVEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, HIGHLAND MEADOWS UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 71 THROUGH 72 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH A 2005 FTWD DOUBLEWIDE MOBILE HOME ID# GAFL535A-90396CY21 AND GAFL535B-90396CY21 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. 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. s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: [Pleadings@vanlawfl.com](mailto:Pleadings@vanlawfl.com) MT20602-25/sap October 10, 17, 2025 25-02189P

FIRST INSERTION

**NOTICE OF SALE** IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION **Case No. 512025CA000194CAAXES** **Division J1** **TVC FUNDING IV, LLC Plaintiff, vs. RAD DIVERSIFIED REIT, INC., GTE FINANCIAL FKA GTE FEDERAL CREDIT UNION, AND UNKNOWN TENANTS/OWNERS, Defendants.** Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 26, 2025, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: THE NORTH 150.00 FEET OF THE SOUTH 300.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 150.00 FEET; THENCE EAST 837.68 FEET; THENCE SOUTH 150.00 FEET; THENCE WEST 837.68 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN PASCO COUNTY, FLORIDA. and commonly known as: 8521 EH-

REN CUTOFF, LAND O LAKES, FL 34639; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on November 12, 2025 at 11:00 A.M. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: October 1, 2025 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 2427510 October 10, 17, 2025 25-02187P



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ACTIONS / SALES ---

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FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.:</b> <b>2025CA000115CAAXWS</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b> <b>Plaintiff(s), vs.</b> <b>MARY EVANS; LARRY WAYNE EVANS, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LARRY WAYNE EVANS, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LARRY L. EVANS, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; PRATT CO INC.</b> <b>Defendant(s).</b> TO: LARRY WAYNE EVANS, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LARRY WAYNE EVANS, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LARRY L. EVANS, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real prop-</p>	<p>erty described as follows: LOT 143, VIRGINIA CITY UNIT FIVE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 17, PAGE 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 6424 Pueblo Avenue, New Port Richey, FL 34653 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE 11/10/2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this the October 7, 2025. Nikki Alvarez-Sowles CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Hayley Joyner Deputy Clerk  Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-009117-1 October 10, 17, 2025 25-02207P</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.:</b> <b>2024CA002344CAAXES</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b> <b>Plaintiff, v.</b> <b>JOSE FRANCISCO GARCIA; UNKNOWN SPOUSE OF JOSE FRANCISCO GARCIA; ASHLEY NOEL MUNDY; UNKNOWN SPOUSE OF ASHLEY NOEL MUNDY; PARKVIEW AT LONG LAKE RANCH HOMEOWNERS ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b> <b>Defendant(s),</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 29, 2025 entered in Civil Case No. 2024CA002344CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOSE FRANCISCO GARCIA; ASHLEY NOEL MUNDY; PARKVIEW AT LONG LAKE RANCH HOMEOWNERS ASSOCIATION, INC. are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at public sale www.pasco.realforeclose.com beginning at 11:00 AM, on November 10, 2025 the following described property as set forth in said Final Judgment,</p>	<p>to-wit: LOT 29, BLOCK 9 OF PARKVIEW AT LONG LAKE RANCH PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE(S) 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 19415 Monarch Wind Way, Lutz, FL 33558 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 need special assistance due to a disability to participate in a court proceeding, please contact the Sixth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: ftlrealprop@kelleykronenberg.com File No: 2390.000268 October 10, 17, 2025 25-02223P</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.:</b> <b>2025 CA 001312</b> <b>CARRINGTON MORTGAGE SERVICES, LLC,</b> <b>Plaintiff, VS.</b> <b>DONALD HAMOR JR. A/K/ A DONALD HAMOR; et al.,</b> <b>Defendant(s).</b> TO: Donald Hamor Jr. a/k/a Donald Hamor Last Known Residence: 4640 Tropical Ln Holiday, FL 34690 TO: Unknown Spouse of Donald Hamor Jr. a/k/a Donald Hamor Last Known Residence: 4640 Tropical Ln Holiday, FL 34690 TO: Unknown Tenant #1 Last Known Residence: 4640 Tropical</p>	<p>Ln Holiday, FL 34690 TO: Unknown Tenant #2 Last Known Residence: 4640 Tropical Ln Holiday, FL 34690 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida: LOT 393, ORANGEWOOD VILLAGE UNIT EIGHT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 65, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before Novem-</p>
<p>ber 10th, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 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 hear-</p>	<p>ing 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 October 7th, 2025. As Clerk of the Court By: Haley Joyner As Deputy Clerk  ALDRIDGE PITE, LLP, Plaintiff's attorney 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1133-3755B Ref# 12754 October 10, 17, 2025 25-02221P</p>

# WE WANT TO SAY

## Email your Legal Notice

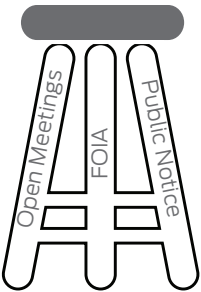
*legal@businessobserverfl.com*  
**Deadline Wednesday at noon • Friday Publication**

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
11/20/2025, 1:20

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





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

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

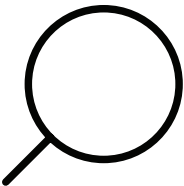


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

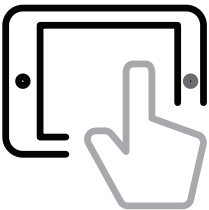
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

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

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



# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



## 1. Accessible

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



## 2. Archivable

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



## 3. Independent

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



## 4. Verifiable

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



### Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 II 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 described 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

SECOND 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. O. 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

SECOND 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. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 3, 10, 2025 25-02141P

SECOND 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 number 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 AFTER 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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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) 643-3404  
October 3, 10, 2025 25-02139P

SECOND 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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@lohmillerrlaw.com  
lohmillerrlaw@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

SECOND 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

SECOND 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. 732.221, 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 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

SECOND 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. 732.221, 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 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

SAVE



TIME

Email your Legal Notice

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Business Observer

1020606\_024



--- ESTATE ---

SECOND INSERTION	SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1556</b> <b>IN RE: ESTATE OF</b> <b>ANNA K. HALTERMAN</b> <b>Deceased.</b>	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1552</b> <b>IN RE: ESTATE OF</b> <b>MICHAEL JAY JOHNSON,</b> <b>Deceased.</b>
<p>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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Joseph L. Wilson</b> <b>Personal Representative</b> 1006 Toltec Trail Georgetown, TX 78626</p> <p>Wayne R. Coulter Attorney for Personal Representative Email Addresses: info@delzeroculter.com Florida Bar No. 114585 7920 US-19 Highway Port Richey, FL 34668 Telephone: (727) 848-3404 October 3, 10, 2025 25-02140P</p>	<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: October 3, 2025.</p> <p><b>NICOLE JOHNSON</b> <b>Personal Representative</b> 1521 North Keating Avenue, Apt. 2 Chicago, IL 60651</p> <p>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</p>
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<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.:</b> <b>2025CA000258CAAXES</b> <b>LAKEVIEW LOAN SERVICING</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>MALISSA MENDEZ RODRIGUEZ;</b> <b>ALEXANDRO COLON TOR-</b> <b>RES; UNKNOWN SPOUSE OF</b> <b>ALEXANDRO COLON TORRES;</b> <b>UNKNOWN SPOUSE OF MALISSA</b> <b>MENDEZ RODRIGUEZ; UN-</b> <b>KNOWN TENANT IN POSSESSION</b> <b>OF THE SUBJECT PROPERTY,</b> <b>Defendants.</b> 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;	<p>THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542</p> <p>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.</p> <p>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.</p> <p>Dated this 29 day of September 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas &amp; Lewis, P.A. 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</p>
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<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP0001117</b> <b>IN RE: ESTATE OF</b> <b>PATRICIA ANN SCHRETER</b> <b>Deceased.</b>	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION <b>File Number:</b> <b>2025CP000530CPAXES</b> <b>IN RE: ESTATE OF</b> <b>Donna Carol Elmore</b> <b>Deceased.</b>
<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedents estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>Susan A. Schreter</b> 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</p>	<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>Whitney Colleen Elmore</b> <b>Personal Representative</b> 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</p>
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<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2024 CA 001451</b> <b>WELLS FARGO BANK, NATIONAL</b> <b>ASSOCIATION AS TRUSTEE FOR</b> <b>OPTION ONE MORTGAGE LOAN</b> <b>TRUST 2007-4, ASSET-BACKED</b> <b>CERTIFICATES, SERIES 2007-4,</b> <b>Plaintiff, VS.</b> <b>MARVIN W. NICHOLS A/K/A</b> <b>MARVIN WAYNE NICHOLS,</b> <b>SR. A/K/A MARVIN WAYNE;</b> <b>KIMBERLY NICHOLS A/K/A</b> <b>KIMBERLY ANN NICHOLS A/K/A</b> <b>KIMBERLY A. NICHOLS;</b> <b>UNKNOWN SPOUSE OF</b> <b>MARVIN W. NICHOLS A/K/A</b> <b>MARVIN WAYNE NICHOLS,</b> <b>SR.; UNKNOWN SPOUSE OF</b> <b>KIMBERLY NICHOLS A/K/A</b> <b>KIMBERLY ANN NICHOLS</b> <b>A/K/A; PORTFOLIO RECOVERY</b> <b>ASSOCIATES, LLC; UNKNOWN</b> <b>TENANT #1; UNKNOWN</b> <b>TENANT #2; ANY AND ALL</b> <b>UNKNOWN PARTIES CLAIMING</b> <b>BY, THROUGH, UNDER AND</b> <b>AGAINST THE HEREIN NAMED</b> <b>INDIVIDUAL DEFENDANT(S)</b> <b>WHO ARE NOT KNOWN TO BE</b> <b>DEAD OR ALIVE, WHETHER</b> <b>SAID UNKNOWN PARTIES</b> <b>MAY CLAIM AN INTEREST AS</b> <b>SPOUSES, HEIRS, DEVISEES,</b> <b>GRANTEES, OR OTHER</b> <b>CLAIMANTS</b> <b>Defendant(s).</b> 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. <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than</p>

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<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>Case No.: 2025CP001421CPAXES</b> <b>IN RE: Estate of</b> <b>JAMES ALFONS AUSTIN,</b> <b>a/k/a JAMES A. AUSTIN,</b> <b>a/k/a JAMES AUSTIN,</b> <b>Deceased.</b>	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001478</b> <b>IN RE: ESTATE OF</b> <b>FREDERICK ALBERT ROTH,</b> <b>Deceased.</b>
<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p><b>Ancillary Personal Representative:</b> <b>JANINA M. KEISER</b> 6476 Stony Lake Road Jackson, MI 49201</p> <p>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</p>	<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: October 3, 2025.</p> <p><b>KENNETH ROTH</b> <b>Personal Representative</b> 9 Vedder Way Swannanoa, NC 28778</p> <p>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</p>

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YOUR  
LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com



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Rarely do consumers specifically search online for public notices.



--- ACTIONS / SALES ---

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-CC-003223</b> <b>FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC Plaintiff, vs. LASHERI V. POWELL, and UNKNOWN TENANT(S), Defendants.</b> 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:</p> <p>Lot 6, Block I, MEADOW OAKS PARCELS I &amp; 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.: 34-24-17-0070-00100-0060 ("Property") Property Address: 13651 Meadow Green Lane, Hudson, Florida 34669</p> <p>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 <a href="http://www.pasco.realforeclose.com">http://www.pasco.realforeclose.com</a>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property</p>	
<p>owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>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</p> <p>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/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholas T. Pizanias, Florida Bar No. 118857 10471-012 October 3, 10, 2025 25-02138P</p>	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>By Clerk of Circuit Court</b> IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2025-CA-000919</b> <b>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.</b> 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 <a href="http://www.escambia.realforeclose.com">www.escambia.realforeclose.com</a> 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:</p> <p>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.</p> <p>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. Hast-</p>	
<p>ings, Wesley F. Hastings, GoodLeap, LLC, et al., and the docket number of which is number 2025-CA-000919.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.</p> <p>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.</p> <p>Dated this 29th day of September, 2025. EMMANUEL, SHEPPARD, &amp; 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 ac@esclaw.com salexander@esclaw.com lbouler@esclaw.com Attorney for Plaintiff October 3, 10, 2025 25-02137P</p>	

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO. 2022CA002531CAAXES AMERIHOME MORTGAGE COMPANY, LLC;</b> <b>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;</b> <b>Defendants</b> 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 <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, the following described property:</p> <p>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</p>	
<p>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.</p> <p>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.</p> <p>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</p>	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 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).</b> 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 GHAEM-MAGHAMI 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; ARCEP 1 LLC; GHOLAMREZA YAGHOUBINEJAD A/K/A G YAGHOUBINEJAD are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court</p>	
<p>will sell to the highest and best bidder for cash at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, at 11:00 AM, on October 21, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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:</p> <p>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 89° 53' 19" WEST, ALONG THE SOUTH BOUNDARY THEREOF, 35.00 FEET; THENCE NORTH 00° 23'52" EAST, 7.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 53'19" WEST, 610.49 FEET; THENCE NORTH 00° 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 89° 57' 39" EAST, 195.24 FEET; THENCE NORTH 26° 37' 12" EAST, 151.05 FEET; THENCE NORTH 89° 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 44° 49' 14" EAST, 190.95 FEET; THENCE SOUTH 00° 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</p>	
<p>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:</p> <p>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 LY-</p>	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA <b>CASE NO.: 2024 CA 001123</b> <b>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).</b> 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.</p> <p>The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> on November 5th, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>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</p>	
<p>ING 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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>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</p>	

SECOND INSERTION	
<p>(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.</p> <p>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.</p> <p>Dated this 30 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 24-230963 - MaM October 3, 10, 2025 25-02151P</p>	
<p><b>NOTICE TO CREDITORS</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA PROBATE DIVISION <b>File Number: 2025CP001241CPAXWS</b> <b>IN RE: ESTATE OF BARRY W. STINSON Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's Estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is October 3, 2025.</p> <p><b>Personal Representative:</b> <b>Pamela S. Stinson</b> Attorney for Personal Representative: RONDA R. STORMS, ESQUIRE P.O. BOX 2396 VALRICO, FLORIDA 33594 <a href="mailto:senatorstorms@msn.com">senatorstorms@msn.com</a> (813)927-5422 Florida Bar No. 80969 October 3, 10, 2025 25-02117P</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001566</b> <b>IN RE: ESTATE OF PAUL KOLASIS Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p>Attorney and Personal Representative: SPIRO T. KOMNINOS, ESQ. Florida Bar Number: 278660 Komininos Law Firm, P.A. 4124 W. Linebaugh Avenue Tampa, FL 33624 Telephone: (813) 251-3444 E-Mail: <a href="mailto:spirolaw@hotmail.com">spirolaw@hotmail.com</a> October 3, 10, 2025 25-02143P</p>	

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THIRD INSERTION
<b>NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</b> <b>Case No.: 2025-DR-4707-W5</b> <b>Division: F</b> 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
THIRD INSERTION
<b>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</b> <b>CASE NO.: 2025-CP-001054</b> <b>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.</b> 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

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Business Observer

10/16/2025

THIRD INSERTION
<b>AMENDED NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No. 24-CP-001072</b> <b>IN RE: ESTATE OF JONATHON LUCAS WELLINGTON</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000180TDAXXX</b> 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 IN-CLUSIVE 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

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities.

10/16/2025

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000185TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000179TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000183TDAXXX</b> 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

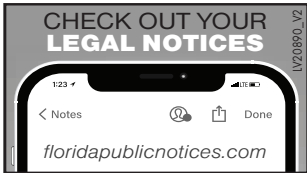
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000200TDAXXX</b> NOTICE IS HEREBY GIVEN, That FTL INC AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000182TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000186TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000207TDAXXX</b> 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 #: 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000187TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000201TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000200TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000184TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000191TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000207TDAXXX</b> 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

THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000187TDAXXX</b> 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 #: 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000191TDAXXX</b> 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
THIRD INSERTION
<b>Notice of Application for Tax Deed 2025XX000198TDAXXX</b> 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





THIRD 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

THIRD 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

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000214TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2104477  
Year of Issuance: 06/01/2022  
Description of Property:  
06-25-17-0770-00000-5670  
LAKEWOOD ACRES UNIT 8  
UNREC PLAT TRACT 567 DESC  
AS COM AT NW COR OF SEC-  
TION 6 TH S00DG 49' 38"W  
ALG WEST LINE OF SECTION  
6 1901.03 FT TH S89DG 23' 34"E  
225.00 FT TH S00DG 49' 38"W  
450.76 FT TH S89DG 23' 34"E  
800.01 FT TH S19DG 01' 55"E  
1735.67 FT TH N77DG 59' 16"E  
1128.16 FT FOR POB TH S00DG  
49' 39"W 361.99 FT TH S56DG  
29' 51"E 444.47 FT TH N33DG  
30' 09"E 50.00 FT TO PC OF  
A CURVE CENTRAL ANGLE  
107DG 44' 14" RAD 50.00 FT  
CHDBRG & DIST N02DG 37'  
44"W 80.77 FT TH ALG ARC OF  
CURVE 94.02 FT TH N38DG  
45' 37"W 621.86 FT TO POB OR  
9626 PG 2460  
Name(s) in which assessed:  
MICHELLE A TESSIER  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 30, 2025 at 10:00 am.  
September 08, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Sept. 26; Oct. 3, 10, 17, 2025  
25-02054P

THIRD 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

THIRD 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

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000205TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2100819  
Year of Issuance: 06/01/2022  
Description of Property:  
32-24-21-0000-01500-0000  
EAST1/2 OF SW1/4 OF SE1/4 OF SEC 32 & SOUTH1/2 OF SW1/4 OF SW1/4 OF SE1/4 OF SEC 32 & W1/4 OF SE1/4 OF SE1/4 SUBJ TO EASEMENT OVER EAST 20 FT OF WEST 469.42 FT OF S1/2 OF SW1/4 OF SW1/4 OF SE1/4 & SUBJ TO EASEMENT PER OR 3504 PG 380 OR 5460 PG 196 OR 6857 PG 933  
Name(s) in which assessed:  
GLENN METCALF  
ESTATE OF HELEN METCALF  
DECEASED  
MACONI - PASHLEY LLC  
MARK W MACONI REGIS-  
TERED AGENT  
MACONI-PASHLEY LLC  
MACONI PASHLEY LLC  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 30, 2025 at 10:00 am.  
September 08, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Sept. 26; Oct. 3, 10, 17, 2025  
25-02047P

THIRD 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

THIRD INSERTION

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

THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000206TDAXXX**  
NOTICE IS HEREBY GIVEN,  
That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
Certificate #: 2106022  
Year of Issuance: 06/01/2022  
Description of Property:  
34-24-16-0080-00600-0030  
GARDEN TERRACE ACRES  
UNREC PLAT NORTH 67.00 FT  
OF SOUTH 152.00 FT OF LOT  
6 DESC AS COM AT SE COR-  
NER OF SW1/4 TH N00DG 15'  
57"E 1328.69 FT TH N89DEG  
03' 44"W 300 FT FOR POB TH  
N89DEG03' 44"W 356.82 FT TH  
N00DEG16' 52"E 332.23 FT TH  
S89DEG03' 24"E 356.55 FT TH  
S00DEG15' 57"W 332.20 FT TO  
POB WEST 25 FT SUBJECT TO  
EASEMENT FOR ROAD R/W  
OR 7705 PG 390  
Name(s) in which assessed:  
TIMOTHY DAVID LOVE  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 30, 2025 at 10:00 am.  
September 08, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Sept. 26; Oct. 3, 10, 17, 2025  
25-02048P

THIRD 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

THIRD 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

THIRD 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  
HARRIE ESTATES PB 5 PG 3  
PORTION OF LOT 6 DESC AS  
BEG AT WEST BOUNDARYOF  
LOT 6 60.00 FT NORTH OF SW  
COR OF LOT 6 TH ELY PARAL-  
LEL TO SOUTH BOUNDARY  
OF LOT 6 376.00 FT FOR POB  
TH ELY PARALLEL TO SAID  
SOUTH BOUNDARY 60.00  
FT TH SELY TO A POINT ON  
SOUTH BOUNDARY OF LOT 6  
LYING 466.00 FT ELY OF SW  
COR OF LOT 6 TH WLY ALG  
SOUTH BOUNDARY 60.00 FT  
TH NWLY TO POB  
Name(s) in which assessed:  
PEDRO BAEZ  
All of said property being in the County of Pasco, State of Florida  
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 30, 2025 at 10:00 am.  
September 08, 2025  
Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk  
Sept. 26; Oct. 3, 10, 17, 2025  
25-02050P

THIRD INSERTION

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

THIRD 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

THIRD 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

THIRD 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 PHAS-  
ES 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 At-  
torney, whose address is ARIAS BOS-  
INGER, 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 ei-  
ther before service on Plaintiffs attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the Com-  
plaint for Lien Foreclosure and Mon-  
etary 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

OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH  
COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

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myorangeclerk.com

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--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

**Trust 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

SECOND 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 3, 10, 2025 25-02152P

SECOND 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 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:

SECOND 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 ser-

vice 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 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.

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

SECOND 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 ser-

vice 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

SECOND 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

SECOND 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/O 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

FOURTH 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 be-

THIRD 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

FOURTH 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

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

FOURTH 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

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


FOURTH INSERTION

fore 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



### 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.

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