PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING BY THE RIVERWOOD ESTATES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Riverwood Estates Community Development District ("District") hereby gives the public notice of its intention to adopt its proposed rules adopting rules relating to parking and parking enforcement ("Proposed Parking Rules"). The proposed rule number is 2026-1, which rule number may be subsequently modified. Prior notice of rule development relative to the Proposed Parking Rules was published in the Business Observer on October 10, 2025.

A public hearing relative to the adoption of the Proposed Parking Rules will be conducted by the District's Board of Supervisors ("Board") 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. The public hearing will provide an opportunity for the public to address the proposed Parking Rules, which may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Parking Rules are shown in Exhibit A, shown below.

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.

For more information regarding the public hearing, the Proposed Parking Rules, or for a copy of the Proposed Parking Rules and the related incorporated documents, if any, please contact the District Manager c/o District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, suitk@whhassociates.com (the "District Manager's Office").

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Parking Rates. 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 to the District Manager's Office within twenty-one (21) days after publication of this notice. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Kristen Suit
District Manager
October 17, 2025 25-02244P

FIRST INSERTION

NOTICE OF RULEMAKING BY THE SILVERADO COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Silverado Community Development District ("District") on November 17, 2025, at 5:00 p.m. at the Zephyrhills Train Depot Museum, 39110 South Avenue (Depot Park), Zephyrhills, Florida 33542.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt amended and restated rules of procedure ("Amended and Restated Rules") for District publication. The proposed Amended and Restated Rules rule number is 2026-1.

The proposed Amended and Restated Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the Rules includes Sections 190.011(5), 190.011(15), 190.033, 190.035 and 120.54, Florida Statutes. Prior Notice of Rule Development was published in Business Observer on October 10, 2025.

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

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010 (hereinafter, "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

District Manager
Silverado Community Development District
October 17, 2025 25-02245P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wiregrass Smiles located at 2541 Windguard Circle, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Pasco, Florida, this 6th day of October, 2025.
Tooth Troop Dental Group, PLLC
October 17, 2025 25-02239P

SAVE TIME
LV20906_V7
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
FLORIDA'S HOMETOWN NEWSPAPER FOR THE C-SUITE
Business Observer

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 11/10/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: JERRY'S AUTO BODY SOLUTIONS CORP
3D7KS28C95G823788 2005 DODG 7376.64/
2D4RN3DG9BR789729 2011 DODG 2007.55 TEL:813-697-1791 MV#: MV-111556 LOCATION: 3645 NEW RIVER ROAD WESLEY CHAPEL, FL 33543/
October 17, 2025 25-02237P

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 Graceland Towing located at 31923 Bourneville Ter in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of October, 2025.
Georgina Amoah
October 17, 2025 25-02243P

FIRST INSERTION

NOTICE OF REGULAR COMMITTEE MEETING HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hidden Creek North Community Development District will hold their regular monthly meeting on November 04, 2025 at 10:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Daryl Adams
District Manager
October 17, 2025 25-02249P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Meadow Pointe Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

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

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 11555 Heron Bay Blvd, Suite 201, Coral Springs, Florida 33076, via email at David.Wenck@inframark.com.

Meadow Pointe Community Development District
David. Wenck, District Manager
October 17, 2025 25-02250P

FIRST INSERTION

N O T I C E

THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

ORDINANCE NO. 1509-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER NOVEMBER 1, 2025; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

The public hearing will be held on October 27, 2025 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

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

286.0105
October 17, 2025 25-02251P

FIRST INSERTION

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Epperson Ranch II Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, 2026, 2027, 2028, and 2029, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately $904,182, including debt service. The final contract will require that, among other things, the audit for Fiscal Year 2025 be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) electronic copy of their proposal to Kristee Cole, District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607, in an envelope marked on the outside "Auditing Services – Epperson Ranch II Community Development District." Proposals must be received by 12:00 PM on November 20, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Epperson Ranch II CDD
Kristee Cole, District Manager
October 17, 2025 25-02259P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
October 17, 2025 25-02246P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, October 24, 2025, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
October 17, 2025 25-02247P

FIRST INSERTION

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Avalon Park West Community Development District ("District") will hold Regular Meetings for Fiscal Year 2026 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 on the following dates:

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

The 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 the meeting may be obtained at least seven (7) days in advance of the meeting, from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, https://www.avalonparkwestcdd.org/

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting 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 17, 2025 25-02248P

FIRST INSERTION

Notice of Public Board Meeting Seven Oaks Community Development District

The Seven Oaks Community Development District will hold a special meeting on October 24, 2025, at 3:00 p.m. at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Scott Brizendine
District Manager
October 17, 2025 25-02257P

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sage Advice located at 3651 Lake Padgett Dr, in the County of Pasco, in the City of Land O Lakes, Florida 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Land O Lakes, Florida, this 09th day of October, 2025.

SAGE ADVICE POOL SOLUTIONS LLC

October 17, 2025 25-02240P

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 Dragontribe DJ Arts located at 12722 Drakefield Dr 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 12 day of September, 2025.

Kamal B. Nirmul

October 17, 2025 25-02242P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit:

Unit 4029 – Ronald Wayne Pettifer, Jr. –
Furniture, etc.
Unit 4004 - Alberto Garciga Delgado – HHG's, Décor, Tools, etc.

Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.

Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.

October 17, 24, 2025 25-02256P

FIRST INSERTION

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

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that WAGNER PEREIRA DA MOTTA will engage in business under the fictitious name WAGNER WEAPONS ENTERPRISES, with a physical address 38549 Fir Ave Zephyrhills, FL 33542, with a mailing address 38549 Fir Ave Zephyrhills, FL 33542, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 17, 2025 25-02238P

FIRST INSERTION

WellMed at Trinity Oaks
will be relocating
effective Nov. 17, 2025.

NEW LOCATION
Optum – Ridge
8501 Little Road
New Port Richey, FL 34654
Phone: 1-727-645-6900

For questions or copies of
medical records call or fax:
Phone: 1-727-869-7755
Fax: 1-817-514-7879

Oct. 17, 24, 31; Nov. 7, 2025
25-02258P

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 One Stop Insurance & Financial Solutions located at 2798 hilliard dr in the City of wesley chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of October, 2025.

One Stop Insurance & Financial Solutions

October 17, 2025 25-02241P

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 - CP - 001506
IN RE: ESTATE OF BARBARA A. HAWKINS, Deceased.

The administration of the estate of BARBARA A. HAWKINS, deceased, whose date of death was February 12, 2025, and whose social security number ends in 7054, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 14237 Sixth Street Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

SCOTT G. HAWKINS
Co-Personal Representative
SUSAN H. MILANI
Co-Personal Representative
Alan F. Gonzalez, LL.M., Esquire
Attorney for Personal Representatives
Florida Bar No.: 229415
Hahn Loeser & Parks LLP
601 Bayshore Blvd., Suite 720
Tampa, Florida 33606
Telephone: (813) 254-7474
Afgonzalez@hahnlaw.com
Glguianen@hahnlaw.com

October 17, 24, 2025 25-02231P

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1650
IN RE: ESTATE OF THOMAS EDWARD SPRINGER 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 Thomas Edward Springer, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was September 13, 2024; that the total value of the estate is $17,523.13 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Jennifer Springer
1432 E. Seattle Slew Circle
Inverness, FL 34453
Christopher Springer
6824 Mesa Verde Street
Port Richey, Florida 34668
Kari Lynn Jackson
5377 Lydia Court
Spring Hill, Florida 34608

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 17, 2025.

Person Giving Notice:
Jennifer Springer
1432 E. Seattle Slew Circle
Inverness, FL 34453
Attorney for Person Giving Notice:
David A. Hook, Esq.
E-mail Addresses: courtservice@elderlawcenter.com, samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652

October 17, 24, 2025 25-02234P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2025CP000660
IN RE: ESTATE OF JOSE ANTONIO CARABALLO, Deceased.

The administration of the Estate of JOSE ANTONIO CARABALLO, deceased, whose date of death was 8/6/2024, Case Number 2025-CP-000660, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 17 day of October, 2025.

Personal Representative:
Maria Cora Romero
115 E. Mosholu Pkwy North,
Apt B14, Bronx. NY 10467
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle,
Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
elizabeth@elizabethdevolder.com
rachael@elizabethdevolder.com

October 17, 24, 2025 25-02233P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025CP001390CPAXES
DIVISION A
IN RE: ESTATE OF ANTOINETTE ANDRIANO, Deceased.

The administration of the Estate of Antoinette Andriano, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave Ste 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 17, 2025.

Personal Representative:
Carmelo Santos
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com

October 17, 24, 2025 25-02232P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001189-CPAXWS
IN RE: ESTATE OF ROBERT M. LASKY, SR., Deceased.

The administration of the estate of ROBERT M. LASKY, SR. , deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue , Dade City, FL 33523 . The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 17, 2025.

Signed on 06/30/2025

PAUL LASKY
Personal Representative
77 Gary Drive
Hamilton Township, NJ 08690
/s/ Mary Merrell Bailey
Attorney for Personal Representative
Florida Bar No. 541265
Your Caring Law Firm PLC
2323 Lee Road
Winter Park, FL 32789
Telephone: 407-622-1900
Email:
Merrell@YourCaringLawFirm.com
Secondary Email: Paralegals@YourCaringLawFirm.com

October 17, 24, 2025 25-02260P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP001370CPAXWS
IN RE: ESTATE OF NATHAN REILLY, Deceased.

The administration of the estate of Nathan Reilly, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against

decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is Ocrtober 17, 2025.

Diane Reilly, Personal Representative
24 Memory Lane
Scott Township, Pennsylvania 18433
John Joseph Reilly, Personal Representative
24 Memory Lane
Scott Township, Pennsylvania 18433
Stephen A. Pinnacoli, Esq. for
Attorney for Personal Representatives
Florida Bar Number: 112125
Keane Thomas & Pinnacoli
1439 NE Jensen Beach Blvd.
Jensen Beach, FL 34957
Telephone: (772) 324-5656
Fax: (772) 210-1272
Email: sapinnacoli@tandplaw.com
Secondary Email:
eservice@keaneattorneys.com

October 17, 24, 2025 25-02235P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025CA-000628
SOUTHSTATE BANK. N.A. a national banking association, Plaintiff, vs.
CARL JAMES WILSON, TUESDAY WILSON, husband and wife, NIKKI ALVAREZ-SOWLES, as Clerk and Comptroller for the Circuit Court of Pasco County, Florida, STATE OF FLORIDA (OFFICE OF THE ATTORNEY GENERAL BUREAU OF VICTIM COMPENSATION), UNKNOWN TENANT 1 and UNKNOWN TENANT 2, Defendants.

Notice is hereby given that pursuant to the Uniform Summary Final Judgment of Foreclosure entered October 8, 2025, in case number 2025-CA-000628 in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, as Plaintiff, and CARL JAMES WILSON, TUESDAY WILSON, husband and wife, NIKKI ALVAREZ-SOWLES, as Clerk and Comptroller for the Circuit Court of Pasco County, Florida, STATE OF FLORIDA (OFFICE OF THE ATTORNEY GENERAL BUREAU OF VICTIM COMPENSATION), UNKNOWN TENANT 1 and UNKNOWN TENANT 2, are Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com at 11:00 a.m. on the 3rd day of December, 2025, the following described real property as set forth in said final judgment, to wit:

Tract 2, Lot 6, in Block 16, Pasadena, as per plat recorded in Plat Book 1 Page 57, of the Public Records of Pasco County, Florida, also described as #2 Gillam's Subdivision, being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 25 South, Range 21 East; thence along the South right of way of Beth Street, as described within the subdivision map of Dade City Heights, as recorded in Plat Book 2 Page 76 of the Public Records of Pasco County, Florida, North 89° 35' 30" West for a distance of 163.00 feet for a Point of Beginning; thence South 02° 22' 18" West, leaving said right of way and being along the West right of way of Josephine Lane as described in Official Records Book 3259 Page 1749, a distance of 116.74 feet; thence North 89° 46' 14" West along the North right of way of said Josephine Lane, a distance of 65.02 feet; thence North 02° 25' 51" East, leaving said right of way for a distance of 117.00 feet to a point of intersection with the South right of way of aforementioned Beth Street; thence South 89° 32' 34" East along said South right of way for a distance of 64.90 feet to the Point of Beginning.

Property Address: 37820 Beth Street Dade City, Florida 33525

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 sixty (60) days after the sale.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

Submitted by:
Krista Mahalak
Florida Bar Number 78231
Peterson & Myers, P.A.
Post Office Box 7608
Winter Haven, Florida 33883-7608
Attorneys for Plaintiff

October 17, 24, 2025 25-02253P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA004423CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GUNTHER GONDER, DECEASED; PAIGE NOVENSON; HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE INC.; DENISE L. SORSBY A/K/A DENISE LEA SORSBY; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant,

NOTICE IS HEREBY GIVEN pursuant to an In Rem Final Judgment dated July 30, 2025 entered in Civil Case No. 2023CA004423CAAXWS 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 UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GUNTHER GONDER, DECEASED; PAIGE NOVENSON; HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE INC.; DENISE L. SORSBY A/K/A DENISE LEA SORSBY are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at www.pasco.realforeclose.com Dade City beginning at 11:00 AM on November 26, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 20, HUNTER'S LAKE PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 50, PAGE 8 THROUGH 10, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 12140 HUNTERS LAKE DR NEW PORT RICHEY FL 34654

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE 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: M23353-JMV

October 17, 24, 2025 25-02228P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024-CA-000883
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF CASSANDRA MALONE MOULTRIE, et al.,
Defendants.

TO: Unknown Personal Representative of the Estate of Cassandra Malone Moultrie
Last known address: Unknown
Unknown Heirs, Beneficiaries, and Devisees of the Estate of Cassandra Malone Moultrie
Last known address: Unknown

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

Lot 223, of ANGELINE PHASES 1A, 1B, 1C, AND 1D, according to the plat thereof, as recorded in Plat Book 87, Page 72, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE 11/17/2025

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 October 9, 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 17, 24, 2025 25-02230P

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. 2023CA003950CAAXES
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
FREDY E. ESCOBAR A/K/A FREDY ESCOBAR AND ANGELICA ESCOBAR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2025, and entered in 2023CA003950CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and FREDY E. ESCOBAR A/K/A FREDY ESCOBAR; ANGELICA ESCOBAR; FLORIDA HOUSING FINANCE CORPORATION; BRIDGEWATER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on November 03, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 45, BLOCK 10, BRIDGEWATER PHASE 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 110 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 31107 TAGUS LOOP, WESLEY CHAPEL, FL 33545

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 14 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
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-109823 - ErS

October 17, 24, 2025 25-02254P

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. 2025CA001247CAAXES
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
LAURA COYLE VANECEK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 18, 2025 in Civil Case No. 2025CA001247CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Laura Coyle Vanecek, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of November, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 39, Block 7, Meadow Pointe Parcel 17 Unit 2, according to the plat thereof recorded in Plat Book 37, Pages 81 through 85, inclusive, of the Public Records of Pasco County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11481FL

October 17, 24, 2025 25-02229P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
Case #: 2025CA001613CAAXWS
DIVISION: J3
Mortgage Research Center, LLC d/b/a Veterans United Horne Loans, a Missouri Limited Liability Company
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Richard Fitzherbert a/k/a Richard Lee Fitzherbert a/k/a Richard L. Fitzherbert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Danika Lee Fitzherbert a/k/a Danika L. Fitzherbert; Desmond Paul Fitzherbert a/k/a Desmond P. Fitzherbert; Michael K. Fitzherbert; Newtonia Lynn Passwaiter a/k/a Newtonia Passwaiter f/k/a Newtonia L. Cline f/k/a Newtonia Lynn Pierson; Unknown Spouse of Danika Lee Fitzherbert a/k/a Danika L. Fitzherbert; Unknown Spouse of Desmond Paul Fitzherbert a/k/a Desmond P. Fitzherbert; Unknown Spouse of Michael K. Fitzherbert; Unknown Spouse of Newtonia Lynn Passwaiter a/k/a Newtonia Passwaiter f/k/a Newtonia L. Cline f/k/a Newtonia Lynn Pierson; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Danika Lee Fitzherbert a/k/a Danika L. Fitzherbert: 459 North Pheasant Drive, Gilbert, AZ 85234, Newtonia Lynn Passwaiter a/k/a Newtonia Passwaiter f/k/a Newtonia L. Cline fi'k/a Newtonia Lynn Pierson: 4036 Grayton Drive, New Port Richey, FL 34652, Unknown Spouse of Danika Lee Fitzherbert a/k/a Danika L. Fitzherbert: 459 North Pheasant Drive, Gilbert, AZ 85234 and Unknown Spouse of Newtonia Lynn Passwaiter a/k/a Newtonia Passwaiter f/k/a Newtonia L. Cline fi'k/a Newtonia Lynn Pierson: 4036 Grayton Drive, New Port Richey, FL 34652
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 2221, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 78, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

more commonly known as 4036 Grayton Drive, New Port Richey, FL 34652.

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 17TH, 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.

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 October 14, 2025,

Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
By: Haley Joyner
Deputy Clerk

25-333028 FC0l CXE

October 17, 24, 2025 25-02252P

FIRST INSERTION

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

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on October 6, 2025, an the Uniform Final Judgment of Foreclosure entered on August 25, 2025 , in Case No. 2024-CA-001188, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, JOANNE HUGHLEY, UNKNOWN SPOUSE OF JOANNE HUGHLEY, CITY OF CLEARWATER, FLORIDA, BEXLEY HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT #1 N/K/A MATT GAINEY and UNKNOWN TENANT #2 N/K/A CORRIE GAINEY, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 10th day of December 2025, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

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

Also known as 16334 FREHLEY RUN, LAND O LAKES, FL 34638

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 6th day of October 2025.

Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq,
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road,
Suite 100E,
Greenacres, FL 33467,
E-mail:
pleadings@sokrem.com,
Counsel for Plaintiff

October 17, 24, 2025 25-02255P

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025CA002842CAAXES
PennyMac Loan Services, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori J. Peters-Stone a/k/a Lori J. Peters Stone a/k/a Lori J. Stone, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori J. PetersStone a/k/a Lori J. Peters Stone a/k/a Lori J. Stone, Deceased
Last Known Address: Unknown

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

LOT 45, ASHTON OAKS SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 47 THOUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 17th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on October 8th, 2025.

Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk

File# 25-F02254

October 17, 24, 2025 25-02236P

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
Call 941-906-9386
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V14

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNUV18187

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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

1. Accessible

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

2. Archivable

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

3. Independent

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

4. Verifiable

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

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
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- Mortgage Foreclosures
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Stay Informed, It's Your Right to Know.

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

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V21

SUBSEQUENT INSERTIONS

--- PUBLIC SALE ---

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.

PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432
Time: 09:00 AM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
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, MIlton; 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

PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1204 - Riccardi-Sirico, D'Anna; 1401 - Hoyt, Reese; 1409 - shortridge, tonya; 1441 - Harrigan, Tim; 1488 - Harrigan, Tim; 1936 - Ambrogio, Bradley; 2303 - Riley, Jamie

PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
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 - Dieuveille, 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

PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storagetreasures.com.
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, Yesenia; 3199 - Lowe, Eric; 4040 - Collins, Pamela; 4049 - Hillis, Dean; 4061 - Lora-Benitez, Sahira; 4062 - Absher, Deanne; 5003 - Sommerio, Mario; 5029 - Keene, Michael

PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
B009 - Bologna, April; C004 - Tanner, Timothy; F015 - Dyson, Melanie; G31A - Kingsley, Lauren

PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254
Time: 01:30 PM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041
Time: 01:45 PM
Sale to be held at www.storagetreasures.com.
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

Q&A

How much do legal notices cost?

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

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

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

LV18237_V26

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA000115CAAXWS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
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; PRATTCO INC.
Defendant(s).
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 property 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025CA002216CAAXES
Fifth Third Bank, N.A.
Plaintiff, vs.
James C. Stephen a/k/a James Stephen; Unknown Spouse of James C. Stephen a/k/a James Stephen; Paradise Lakes, Phase III Condominium Association, Inc.; United States of America, Department of the Treasury Internal Revenue Service
Defendants.
TO: James C. Stephen a/k/a James Stephen and Unknown Spouse of James C. Stephen a/k/a James Stephen
Last Known Address: 2210 Vista Del Sol Circle Unit 519, Lutz, FL 33558

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 5A3, AS SHOWN ON CONDOMINIUM PLAT OF PARADISE LAKES, PHASE III, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 4, PAGE 143, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1845, PAGE 1196, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1857, PAGE 370, AS AMENDED BY THAT CERTAIN SECOND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1868, PAGE 649, AND AS AMENDED BY THAT CERTAIN THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1877, PAGE 1783, AND AS AMENDED BY THAT CERTAIN FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1909, PAGE 1124, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before November 10th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on October 8th, 2025.
Nikki Alvarez-Sowles
As Clerk of the Court
(SEAL) By /s/ Haley Joyner
As Deputy Clerk

File# 25-F00700
October 10, 17, 2025 25-02222P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA002344CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
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,
Defendant(s),

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, 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

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 #: 2025CA002755CAAXES
DIVISION: J4
Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Sheila Stanton a/k/a Sheila Trader Stanton a/k/a Sheila Rose Stanton f/k/a Sheila Rose Trader, Deceased, and All Other Persons 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 Sheila Stanton a/k/a Sheila Trader Stanton a/k/a Sheila Rose Stanton f/k/a Sheila Rose Trader, Deceased, and All Other Persons 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 159, ALPHA VILLAGE ESTATES PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 8 AND 9, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
more commonly known as 7322 Landover Drive, Zephyrhills, FL 33540.

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 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.

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 October 7, 2025,
Nikki Alvarez-Sowles, Esq.
Circuit and County Courts
By: Haley Joyner
Deputy Clerk

25-332716 FC01 CXE
October 10, 17, 2025 25-02206P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025 CA 001312
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
DONALD HAMOR JR. A/K/ A DONALD HAMOR; et al.,
Defendant(s).
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 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 November 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 hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on 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

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

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Business Observer
LV20906_V20

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 BRUF0RD 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, 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 information 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
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
20-075557 - NaC
October 10, 17, 2025 25-02225P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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, 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, ACCORDING 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 PERTHSHIRE 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
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-009196 - MiM
October 10, 17, 2025 25-02224P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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, 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
By: /s/ Nathan Gryglewicz
Florida Bar #762121
Nathan Gryglewicz, Esq.
IN/24-007174
October 10, 17, 2025 25-02219P

SECOND 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, 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 DURNEY 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
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/23-000905
October 10, 17, 2025 25-02220P

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 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; LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 583.
AND
BEGIN AT THE SOUTHWEST CORNER 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 EHREN 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, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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, 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
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
18-184678 - NaC
October 10, 17, 2025 25-02188P

SECOND 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, 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 discapacitación 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 kèk èd. 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
MT20602-25/sap
October 10, 17, 2025 25-02189P

--- ESTATE ---

SECOND 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, 2025 25-02227P

SECOND 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, 2025 25-02196P

SECOND 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 unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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: servicejcj@deebelderlaw.com
Florida Bar Number: #997791
October 10, 17, 2025 25-02193P

SECOND 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.

Person 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

SECOND 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, 2025 25-02198P

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA002723CAAXES
DIVISION: Y
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller,
Plaintiff, vs.
John Aquila, Taylour Aquila and Found Money Recovery, LLC,
Defendants.

TO: Taylour 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, 2025
25-02185P

SECOND 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. J4
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# GMHGA1139715411A, 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, 2025 25-02226P

THIRD 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

PUBLISH YOUR
LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V17

THIRD 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

SECOND 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 512025CP001259CPAXWS, 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

SECOND 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, 2025 25-02186P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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.

Name	Unit
Elizabeth Berg	B014
Branden Schrecengost	I204
Ryan I. Slatton	B025
Walter R. Thompson	B050

October 10, 17, 2025 25-02208P

--- ESTATE ---

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

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

The date of first publication of this Notice is 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

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is October 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

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

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

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

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

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

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

Alayna 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

SECOND 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. 732.2211.

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

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

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

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

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

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

The date of first publication of this notice is October 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

SECOND 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. 732.2211, Florida Statutes.

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

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

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

Personal Representative:
Pamela Glime
1122 Maravista Drive
Trinity, Florida 34655
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
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

SECOND 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
AUBREY TÄYLOR 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

SECOND 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 KA THY 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is October 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 512025CP001449CPAXWS
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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is: October 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

SECOND 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

--- ACTION ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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	Unit
Brandy M. Kennedy	36
Francisco J. Martinez	143
John D. Molnar	7

October 10, 17, 2025 25-02209P

FOURTH INSERTION

NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025-DR-4707-WS
Division: F

IN RE: THE MARRIAGE OF
JENNIFER ORTIZ-HERNANDEZ,
Petitioner,
and
JOSHUA LEE ORTIZ HERNANDEZ,
Respondent.

TO: Joshua Lee Ortiz Hernandez

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

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

DATED this 17 day of September, 2025.

TIFFANY MOORE RUSSELL
CLERK OF THE CIRCUIT COURT
By: Deputy Clerk

Sept. 26; Oct. 3, 10, 17, 2025
25-02056P

FOURTH INSERTION

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

TO: LESA COL VIN
15423 Renee Lane
Hudson, FL 34669

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

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

WITNESS my hand and the seal of this Court on this September 24, 2025

Nikki Alvarez-Sowles, Esquire
CLERK OF THE COURT
(SEAL) Deputy Clerk:
By: Denise Wilburn
As Deputy Clerk

SHAWN R. H. SMITH, ESQ.
Attorney for Petitioner
Florida Bar No. 0489492
RTRLAW, LLP
189 S. Orange Ave., Suite 840
Orlando, FL 32801
Tel: (407) 343-5152
Email: ssmith@rtrlaw.com

Sept. 26; Oct. 3, 10, 17, 2025
25-02112P

FOURTH INSERTION

AMENDED NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001072
IN RE: ESTATE OF
JONATHON LUCAS WELLINGTON
a/k/a JONATHON L. WELLINGTON
Deceased.

TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON

YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Accounting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before October 26, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Jennifer Odell
As Deputy Clerk

Sept. 26; Oct. 3, 10, 17, 2025
25-02057P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000180TDAXXX

NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2102031
Year of Issuance: 06/01/2022
Description of Property:
35-26-21-0020-00000-5290
TOWN OF CRYSTAL SPRINGS PB 2 PGS 4 & 5 LOTS 529-531 INCLUSIVE OR 4460 PG 1470 & OR 7961 PG 310
Name(s) in which assessed:
ANDRES GARCIA
GLORIA A DE LEON
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02028P

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities.
LV18237_V8

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000185TDAXXX

NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2101244
Year of Issuance: 06/01/2022
Description of Property:
01-26-21-0080-00C02-0680
TALIA CONDOMINIUM OR 1385 PG 1881 BLDG C UNIT 2068 & COMMON ELEMENTS OR 8506 PG 3365
Name(s) in which assessed:
TALIA CONDOMINIUM ASSOCIATION INC
UNIQUE PROPERTY SERVICES INC REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02033P

--- TAX DEEDS ---

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000179TDAXXX

NOTICE IS HEREBY GIVEN,
That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2107510
Year of Issuance: 06/01/2022
Description of Property:
32-25-16-0360-00100-0011
ORANGE GROVE PARK SOUTH ADD PB 2 PG 47 S 22.50 FT OF LOTS 1 & 3 BLK 1 & N 25.00 FT OF LOTS 2 & 4 BLK 1 EXC THAT POR LYING E OF FOLL DESC LN COM SE COR LOT 1 FOR POB TH 143.27 FT ALG ARC OF CV L RAD 150.00 FT CHD N29DG 30' 25"W 137.88 FT ALL MORE PARTICULARLY DESC AS COM SE COR LOT 1 FOR POB TH ALG WLY LN WASHINGTON ST R/W 22.67 FT ALG ARC OF CV L RAD 150.00 FT CHD N06DG 28' 28"W 22.64 FT TH WEST 98.45 FT TO W LN LOT 3 BLK 1 TH SOUTH 47.50 FT TO SW COR OF N 25.00 FT OF LOT 4 BLK 1 TH EAST 101.00 FT TO SE COR OF N 25.00 FT LOT 2 BLK 1 BEING ON W LN WA ST R/W TH NORTH 25.00 FT TO POB OR 3013 PG 821
Name(s) in which assessed:
RUTH ENGLE
ESTATE OF RUTH ENGLE DECEASED
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02027P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000183TDAXXX

NOTICE IS HEREBY GIVEN,
That KEYS FUNDING LLC - 2022, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2108661
Year of Issuance: 06/01/2022
Description of Property:
20-26-16-0570-00000-2710
COLONIAL HILLS UNIT 6 PB 9 PG 144 LOT 271 OR 9316 PG 2595
Name(s) in which assessed:
THOMAS JUDE WOLF
AMY KATHLEEN WOLF
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02031P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000200TDAXXX

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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000182TDAXXX

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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000186TDAXXX

NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2104313
Year of Issuance: 06/01/2022
Description of Property:
31-24-17-0010-01900-0010
OAKWOOD ACRES UNRECORDED PLAT A PORTION OF LOT 19 DESC AS NORTH 295.00 FT OF SOUTH 658.00 FT OF W1/4 OF SW1/4 OF SE1/4 OF SECTION 31 ALG WITH PERPETUAL RIGHT TO A 30.00 FT INGRESS & EGRESS & OR UTILITY EASEMENT OVER THE FOLL DESC PCL W1/4 OF SW1/4 OF SE1/4 OF SECTION 31 LESS SOUTH 658.00 FT THEREOF NORTH 50.00 FT OF ABOVE PROPERTY SUBJECT TO EASEMENT FOR PUBLIC RIGHT-OF-WAY & WEST 30.00 FT SUBJECT TO INGRESS & EGRESS & OR UTILITIES OR 9246 PG 106
Name(s) in which assessed:
JERRY M SMILEY
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02034P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000181TDAXXX

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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000187TDAXXX

NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2107483
Year of Issuance: 06/01/2022
Description of Property:
32-25-16-0270-00500-0130
H R NICKS SUBDIVISION PB 2 PG 25 FOLL DESC POR OF LOT 12 BLK 5 COM AT INTER- SECTION OF S LN LOT 12 BLK 5 & ELY R/W LN US HWY NO 19 FOR POB TH ALG S LN LOT 12 BLK 5 ELY 93.5 FT TO SE COR THEREOF TH NWLY 82.86 FT TO ELY R/W LN US HWY NO 19 TH ALG SAID ELY R/W LN SWLY 24.25 FT TO POB & LOTS 13 14 & 15 BLK 5 EXC RD R/W FOR US HWY NO 19
Name(s) in which assessed:
BELLEAIR BLUFFS PROPERTIES LLC
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02035P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000211TDAXXX

NOTICE IS HEREBY GIVEN,
That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2103473
Year of Issuance: 06/01/2022
Description of Property:
27-24-18-0020-00000-A780
TA PLAT OF 27-24-18 (UNREC) TR NO A78 DESC AS COM SW COR OF SEC TH ALG W LN OF SEC N00DEG00' 18"E 122.97 FT TH N37DEG23' 09"E 4099.41 FT FOR POB TH N37DEG23' 09"E 50 FT TH N52DEG36' 51"W 200 FT TO ELY R/W LN OF US HWY NO 41 TH ALG SAID ELY R/W LN S37DEG23' 09"W 50 FT TH S52DEG36' 51"E 200 FT TO POB
Name(s) in which assessed:
CLASSIC SOUTHERN HOMES LLC
MARK JORDAN REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02052P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000207TDAXXX

NOTICE IS HEREBY GIVEN,
That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2106063
Year of Issuance: 06/01/2022
Description of Property:
35-24-16-0010-00000-5550
RAVENSWOOD VILLAGE UNIT 1 PB 19 PGS 62-67 POR OF LOTS 555 & 556 DESC AS SWLY 32.00 FT LOT 555 & NELY 45.00 FT LOT 556 OR 8898 PG 2891
Name(s) in which assessed:
HAWKEYE PARTNERS II LLC
CLAUDE WILKERSON REGISTERED AGENT
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02049P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000184TDAXXX

NOTICE IS HEREBY GIVEN,
That KEYS FUNDING LLC - 2022, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2107321
Year of Issuance: 06/01/2022
Description of Property:
28-25-16-014A-00000-0780
RIDGE CREST GARDENS FIRST ADDITION PB 13 PGS 86-88 LOT 78 & POR OF LOT 77 DESC AS COM AT MOST SLY COR OF LOT 77 TH N62DEG12' 41"W ALG COMMON BDY BETWEEN LOTS 77 & 78 102.35 FT TO MOST NLY COR OF LOT 78 TH S67DEG07' 43"E 28.00 FT TH S60DEG21' 53"E 74.49 FT TO POB
Name(s) in which assessed:
MARK KING
LENI KING
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02032P

FOURTH INSERTION

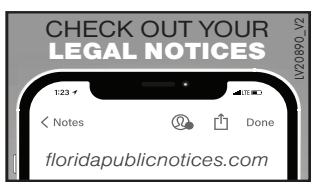
Notice of Application for Tax Deed
2025XX000191TDAXXX

NOTICE IS HEREBY GIVEN,
That TLGFY LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2102644
Year of Issuance: 06/01/2022
Description of Property:
36-25-19-0010-00000-1200
QUAIL HOLLOW PINES UNREC PLAT LOT 120 DESC AS COM AT NE COR OF SEC 36 TH S01DEG 02'53"W (B) ALG EAST LINE 630.00 FT TH N89DEG 03'06"W 3171.50 FT FOR POB TH CONT N89DEG 03' 06"W 151.00 FT TH S00DEG 56'54"W 290.00 FT TH S89DEG 03' 06"E 151.00 FT TH N00DEG 56' 54"E 290.00 FT TO POB
Name(s) in which assessed:
JOSEPH D ELIE
SUEIDE ELIE
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02037P

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000198TDAXXX

NOTICE IS HEREBY GIVEN,
That FTL INC AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2107026
Year of Issuance: 06/01/2022
Description of Property:
22-25-16-076C-00000-5290
REGENCY PARK UNIT 5 PB 12 PG 50 LOT 529 OR 8254 PG 1703
Name(s) in which assessed:
DEBRA VITEZ
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.
September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02044P



--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000214TDAXXX

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

Certificate #: 2104477
Year of Issuance: 06/01/2022
Description of Property:
06-25-17-0770-00000-5670
LAKEWOOD ACRES UNIT 8 UNREC PLAT TRACT 567 DESC AS COM AT NW COR OF SECTION 6 TH S00DG 49' 38"W ALG WEST LINE OF SECTION 6 1901.03 FT TH S89DG 23' 34"E 225.00 FT TH S00DG 49' 38"W 450.76 FT TH S89DG 23' 34"E 800.01 FT TH S19DG 01' 55"E 1735.67 FT TH N77DG 59' 16"E 1128.16 FT FOR POB TH S00DG 49' 39"W 361.99 FT TH S56DG 29' 51"E 444.47 FT TH N33DG 30' 09"E 50.00 FT TO PC OF A CURVE CENTRAL ANGLE 107DG 44' 14" RAD 50.00 FT CHDBRG & DIST N02DG 37' 44"W 80.77 FT TH ALG ARC OF CURVE 94.02 FT TH N38DG 45' 37"W 621.86 FT TO POB OR 9626 PG 2460
Name(s) in which assessed:
MICHELLE A TESSIER

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.

September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02054P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000205TDAXXX

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

Certificate #: 2100819
Year of Issuance: 06/01/2022
Description of Property:
32-24-21-0000-01500-0000
EAST1/2 OF SW1/4 OF SE1/4 OF SEC 32 & SOUTH1/2 OF SW1/4 OF SW1/4 OF SE1/4 OF SEC 32 & W1/4 OF SE1/4 OF SE1/4 SUBJ TO EASEMENT OVER EAST 20 FT OF WEST 469.42 FT OF S1/2 OF SW1/4 OF SW1/4 OF SE1/4 & SUBJ TO EASEMENT PER OR 3504 PG 380 OR 5460 PG 196 OR 6857 PG 933
Name(s) in which assessed:
GLENN METCALF
ESTATE OF HELEN METCALF DECEASED
MACONI - PASHLEY LLC
MARK W MACONI REGISTERED AGENT
MACONI-PASHLEY LLC
MACONI PASHLEY LLC

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.

September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02047P

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000202TDAXXX

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

Certificate #: 2101919
Year of Issuance: 06/01/2022
Description of Property:
19-26-21-0050-00000-4440
TIMBER LAKE ESTATES A CONDOMINIUM PHASE IV CB 2 PGS 37 & 38 LOT 444 & COMMON ELEMENTS
Name(s) in which assessed:
OUSTIN YOUSEEF

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.

September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02045P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000206TDAXXX

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

Certificate #: 2106022
Year of Issuance: 06/01/2022
Description of Property:
34-24-16-0080-00600-0030
GARDEN TERRACE ACRES UNREC PLAT NORTH 67.00 FT OF SOUTH 152.00 FT OF LOT 6 DESC AS COM AT SE CORNER OF SW1/4 TH N00DG 15' 57"E 1328.69 FT TH N89DEG 03' 44"W 300 FT FOR POB TH N89DEG03' 44"W 356.82 FT TH N00DEG16' 52"E 332.23 FT TH S89DEG03' 24"E 356.55 FT TH S00DEG15' 57"W 332.20 FT TO POB WEST 25 FT SUBJECT TO EASEMENT FOR ROAD R/W OR 7705 PG 390
Name(s) in which assessed:
TIMOTHY DAVID LOVE

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.

September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02048P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000208TDAXXX

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

Certificate #: 2105397
Year of Issuance: 06/01/2022
Description of Property:
35-26-17-0030-00000-0067
HARRIET ESTATES PB 5 PG 3 PORTION OF LOT 6 DESC AS BEG AT WEST BOUNDARYOF LOT 6 60.00 FT NORTH OF SW COR OF LOT 6 TH ELY PARALLEL TO SOUTH BOUNDARY OF LOT 6 376.00 FT FOR POB TH ELY PARALLEL TO SAID SOUTH BOUNDARY 60.00 FT TH SELY TO A POINT ON SOUTH BOUNDARY OF LOT 6 LYING 466.00 FT ELY OF SW COR OF LOT 6 TH WLY ALG SOUTH BOUNDARY 60.00 FT TH NWLY TO POB
Name(s) in which assessed:
PEDRO BAEZ

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.

September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02050P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000196TDAXXX

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

Certificate #: 2108480
Year of Issuance: 06/01/2022
Description of Property:
18-26-16-0110-00000-0990
PALM LAKES TERRACE FIRST ADDITION PB 6 PG 40 LOT 99 OR 6446 PG 71
Name(s) in which assessed:
MARIA JEWTUCH

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

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 30, 2025 at 10:00 am.

September 08, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-02041P

FOURTH 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

FOURTH 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

--- ACTION ---

FOURTH INSERTION

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

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

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

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

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

Signed on 9/23, 2025.

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu option
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V3

FOURTH 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

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V5