

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KRE Content Creations located at 30250 Hatz Way 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 18th day of October, 2025. Karen Emola October 24, 2025	
25-02291P	

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 Forever Vintage & Treasures located at 22452 Willow Lakes Dr in the City of Lutz, Pasco County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of October, 2025. Mellisa Horton October 24, 2025	
25-02292P	

FIRST INSERTION	
Notice of FY 2025 Meeting Schedule Country Walk Community Development District	

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025 regular meetings of the Board of Supervisors of the Country Walk Community Development District are scheduled to be held at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, Florida 33543 as follows:

- October 9, 2025

November 6, 2025 (State of the Community Workshop)

November 13, 2025

December 11, 2025

January 8, 2026

February 12, 2026

March 12, 2026

April 9, 2026

April 16, 2026 (Budget Workshop)

May 14, 2026

June 11, 2026

July 9, 2026

August 13, 2026

September 10, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angela Savinon
District Manager
October 24, 2025

25-02293P

FIRST INSERTION	
NOTICE OF RULEMAKING THE RULES OF PROCEDURE OF THE MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT	

A public hearing will be conducted by the Board of Supervisors of Meadow Pointe Community Development District on November 20, 2025, at 7:00 p.m. at Meadow Pointe Community Park, Clubhouse A located at 28245 County Line Road, Wesley Chapel, 33544

In accord with Chapter 190, Florida Statutes, the Meadow Pointe Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on October 17, 2025.

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 the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, 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.

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

If requested within twenty-one (28) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

- DATE: November 20, 2025

TIME: 7:00 p.m.

PLACE: Meadow Pointe Community Park,
Clubhouse A
28245 County Line Road,
Wesley Chapel, 33544

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida 33076, and received within twenty-one (21) days after the date of this Notice.

This 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 a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 991-4014 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

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.

Chapel Crossings Community Development District
David Wenck, District Manager
October 24, 2025

25-02288P

FIRST INSERTION	
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	

The Pasadena Ridge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has an annual operating budget of approximately \$80,790. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Pasadena Ridge Community Development District." Proposals must be received by 12:00 p.m., on November 3, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
October 24, 2025

25-02284P

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT	

In accordance with Chapters 120 and 190, Florida Statutes, the Connerton West Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 26-1 to govern the operations of the District.

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

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Darryl Adams at the District Manager's Office by mail at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, by telephone at (813) 994-1001, or by email at darryla@rizzetta.com.

District Manager
Connerton West Community Development District
October 24, 2025

25-02281P

FIRST INSERTION	
THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS	

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on November 6, 2025, at 4:00 p.m. at the Residence Inn Tampa Suncoast Parkway at NorthPointe Village, located at 2101 Northpointe Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
October 24, 2025

25-02285P

FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY LAKESIDE COMMUNITY DEVELOPMENT DISTRICT	

In accordance with Chapters 120 and 190, Florida Statutes, Lakeside Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 1, to govern the operations of the District.

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

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Darryl Adams at the District Manager's Office by mail at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, by telephone at (813) 994-1001, or by email at darryla@rizzetta.com.

District Manager
Lakeside Community Development District
October 24, 2025

25-02283P

FIRST INSERTION	
BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS	

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on November 4, 2025, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager
October 24, 2025

25-02280P

FIRST INSERTION	
HOPE INNOVATION DISTRICT NOTICE OF AUDITOR SELECTION COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING	

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on November 4, 2025, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained by contacting the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Phone (407) 723-5900.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. 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 Manager, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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

Lynne Mullins
District Manager
October 24, 2025

25-02282P

FIRST INSERTION	
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES	

The Lakeshore Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four 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 a general fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Nicole Viverito at nviverito@gms-tampa.com. Proposals must be received by 12:00 p.m. on Tuesday, November 11, 2025. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Lakeshore Ranch Community Development District
Jason Greenwood, District Manager
October 24, 2025

25-02287P

FIRST INSERTION	
NOTICE OF BOARD MEETING MIRADA COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that the Board of Supervisors ("Board") of the Mirada Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Tuesday, November 4, 2025, at 6:00 PM at 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agenda may be obtained by contacting the office of the District Manager, located at 4530 Eagle Falls Place, Tampa, FL 33619, via telephone at (813) 344-4844 or via email at jgreenwood@gms-tampa.com (the "District Manager's Office"), during normal business hours. The meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Jason Greenwood
District Manager
October 24, 2025

25-02289P

PUBLIC SALES / ESTATE

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026
Lakeshore Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Lakeshore Ranch Community Development District shall be held at 6:00 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638. The meeting dates are as follows:

November 18, 2025

December 9, 2025

January 13, 2026

February 10, 2026

March 10, 2026

April 14, 2026

May 12, 2026

June 9, 2026

July 14, 2026

August 11, 2026

September 8, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from GMS Tampa, 4530 Eagle Falls Place, Tampa, Florida 33619, at (813) 344-4844, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact GMS at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal isto be based.

Jason Greenwood, District Management
October 24, 202525-02286P

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 New Port Richey Dentistry located at 5153 Marine Parkway in the City of New Port Richey, Pasco County, FL 34652 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of October, 2025.
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
October 24, 202525-02290P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1641
IN RE: ESTATE OF
JOSEPH PROVETTO AKA JOSEPH
A. PROVETTO, JR.
Deceased.

The administration of the estate of JOSEPH PROVETTO AKA JOSEPH A. PROVETTO, JR., deceased, whose date of death was August 24, 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 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 24, 2025.

Personal Representative:
MATTHEW PROVETTO
245 Suydam Street, Apt. 3B
Brooklyn, New York 11237
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 24, 31, 202525-02279P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1212
IN RE: ESTATE OF
JOHN J. KLPACH, SR. AKA JOHN
JOSEPH KLPACH, SR.
Deceased.

The administration of the estate of JOHN J. KLPACH, SR. AKA JOHN JOSEPH KLPACH, SR., deceased, whose date of death was June 15, 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 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 24, 2025.

Personal Representative:
MARC D. KLPACH
162 Overlook Rd.
Morgantown, Pennsylvania 19543
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 24, 31, 202525-02278P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-1665
IN RE: ESTATE OF
MARC ANTHONY MANZ,
Deceased.

The administration of the estate of MARC ANTHONY MANZ, deceased, whose date of death was September 12, 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 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 24, 2025.

ROBERT D. HINES
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for
Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
October 24, 31, 202525-02273P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001690
IN RE: ESTATE OF
JANE ELLEN FITZPATRICK
AKA JANE E. FITZPATRICK
Deceased.

The administration of the estate of Jane Ellen Fitzpatrick aka Jane E. Fitzpatrick, deceased, whose date of death was September 9, 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 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 24, 2025.

MaryAnn Fitzpatrick
Personal Representative
681 107th Avenue North
Naples, FL 34108
(address)
Rebecca C. Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
Florida Bar No. 0223440
7920 US-19 Highway
Port Richey, FL 34668
(address)
Telephone: (727) 848-3404
October 24, 31, 202525-02271P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25CP001672
IN RE: ESTATE OF
SUSAN PHILLIPPI
Deceased.

The administration of the estate of Susan Phillippi, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805, file number 25CP001672. The names and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 CLAIMS 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 24, 2025.

Personal Representative
STACY MCCLELLAND
10220 Deercliff Dr
Tampa, FL 33647
Attorney for
Personal Representative
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF
GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd.
Ste. 104-I
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielespinozalaw.com
October 24, 31, 202525-02294P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-002080
IN RE: ESTATE OF
FERNANDA T. ROBERTSON
Deceased.

The administration of the estate of Fernanda T. Robertson, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, Ste 104, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
NATALIE ROUPE
28048 Alabama Hwy 22
Verbena, Alabama 36091
Attorney for
Personal Representative:
Michael D. Cavanis, Esq., Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavanis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 393-5418
E-Mail: eservice2@dhclaw.com
Secondary E-Mail:
mcavanis@dhclaw.com
October 24, 31, 202525-02270P

FIRST INSERTION

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTI ON 733,702 OF THE FLORIDA PROBATE CODE WITH BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH

ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first Publication of this Notice is October 24, 2025.

Personal Representative
DIANNE TELESZKY
2902 Praire Iris Drive
Land O Lakes, FL 34638
Attorney for Personal Representative:
Debra D. Newman
10530 Mira Vista Drive
Port Richey, FL 34668
Florida bar No. 0297641
October 24, 31, 202525-02295P

--- ESTATE ---

FIRST INSERTION

NOTICE OF TRUST
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR PASCO
COUNTY, FLORIDA PROBATE
DIVISION
File No. 2025-CP-001744
IN RE: ESTATE OF
OWEN M. FITZGERALD,
Deceased.

Owen M. Fitzgerald, a resident of Pasco County, Florida, who died on September 4, 2025, was the settlor of a trust entitled: Fitzgerald Revocable Trust u/t/d October 15, 1997, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them,

as provided in Section 733.607(2), Florida Statutes.
The name and address of the Successor Trustee is set forth below.
The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.
Signed on this day of 10/15/2025.
/s/ **Kenneth R Fitzgerald**
Kenneth R. Fitzgerald
Successor Trustee
1620 East Jefferson Street #120
Rockville, Maryland 20852
October 24, 31, 2025 25-02274P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
NO.
2025CP001680CPAXES
IN RE: ESTATE OF
HENRY LOGAN KING III,
Deceased.

The administration of the Estate of Henry Logan King III, Deceased, whose date of death was July 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File Number 2025CP001680CPAXES; the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
The date of the first publication of this Notice is October 24, 2025.
SABAL TRUST COMPANY
now known as
HANCOCK WHITNEY BANK
By: Brian Ceras, as Principal of
Co-Personal Representative
Post Office Box 30
St. Petersburg, Florida 33731
Jackson H. Bowman IV
Co-Personal Representative
Post Office Box 30
St. Petersburg, Florida 33731
Peter R. Wallace
Skelton, Willis & Wallace, LLP
Attorneys for the Co-Personal Representatives
259 Third Street North
St. Petersburg, Florida 33701
Telephone: (727) 822-3907
Florida Bar Number 292532
prw@swbwlaw.com
lori@swbwlaw.com
October 24, 31, 2025 25-02277P

OFFICIAL
COURTHOUSE
WEBSITES

1:23

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

WEDNESDAY

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FOR

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
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LV20906_V27

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-003096 CITY OF NEW PORT RICHEY, Plaintiff, v. BONIK INTERNATIONAL INC., Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated October 10, 2025 and entered in Case No. 24-CA-003096 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Bonik International Inc. is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on December 15, 2025 the following described properties set forth in said Final Judgment to wit: Lots 1, 2, 3, 4, 5, 16, 17, 18, 19 and 20, Block 'C', ORANOAK, according to the map or plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Pasco County, Florida. LESS the following described parcel conveyed to Pasco County in Official Records Book 5121, Page 1070, of the Public Records of Pasco County, Florida. Portion of Lots 16, 17, 18, 19 and 20, Block 'C', ORANOAK, according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Pasco County, Florida, being more particularly described as follows: Commence at a 3' x 3' concrete monument, located on the Southeast corner of the intersection of Tunis Avenue and Congress Street thence Southerly along the Easterly right-of-way line of aforesaid Congress Street 400.00 feet to the Northwest corner of Lot 20, of said Block 'C' and the POINT OF BEGINNING; thence Easterly along the Northerly boundary line of said Lot 20 and the Southerly	right-of-way line of Pithla Avenue, 10.00 feet; thence Southerly, parallel with the Easterly right-of-way of aforesaid Congress Street, 250.00 feet to a point on the Southerly boundary line of Lot 16, of said Block 'C'; thence along said Southerly boundary line, Westerly, 10.00 feet to the Southwest corner of said Lot 16, and the Easterly right-of-way line of Congress Street thence Northerly along said Easterly right-of-way line, 250.00 feet to the POINT OF BEGINNING. Property No.: 33/25/16/0110/00C00/0010 Address: 7032 Congress St, New Port Richey, FL 34653 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated in Pasco County, Florida, on October 16, 2025. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner, Esq. Matthew D. Weidner, Esq. Florida Bar No. 185957 October 24, 31, 2025 25-02269P
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2019 CA 001161 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-FF1, Plaintiff, vs. DAVID R. VOGEL A/K/A DAVID VOGEL., et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 27, 2023 in Civil Case No. 2019 CA 001161 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, 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-FF1 is Plaintiff and David R. Vogel a/k/a David Vogel, 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 13th day of November, 2025 at 11:00 AM on the following described	property as set forth in said Summary Final Judgment, to-wit: LOT 651, BEAR CREEK SUB-DIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 135 THROUGH 137, 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 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 October 24, 31, 2025 25-02264P
--- ESTATE ---	
FIRST INSERTION	
NOTICE OF TRUST IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION NO. 2025CP001680CPAXES IN RE: ESTATE OF HENRY LOGAN KING III Deceased. HENRY LOGAN KING III, a resident of Pasco County, Florida, who died on July 7, 2025, was the grantor of a trust entitled: HENRY LOGAN KING III TRUST DATED APRIL 1, 2022 which is a trust described in Section 733.707(3) of the Florida Probate Code and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.	The name and address of the trustees are set forth below. The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate, in which case this notice of trust must be filed in the probate proceeding, and the clerk shall send a copy to the personal representative. Signed on September 29th, 2025. /s/ Jackson H Bowman IV Jackson H. Bowman IV 1298 - 38th Avenue NE St. Petersburg, Florida 33704 HANCOCK WHITNEY BANK f/k/a Sabal Trust Company By: /s/ Brian Ceras Brian Ceras, as Principal of Trustee Successor Co-Trustee Post Office Box 16508 St. Petersburg, Florida 33733-9672 October 24, 31, 2025 25-02276P

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025CC005408CCAXES LAKE COMO CO-OP, INC., a Florida notfor-profit corporation, Plaintiff, v. HEATHER LYNN RILEY, and all those claiming by, through, under or against her, including any and all UNKNOWN PERSONS IN POSSESSION, Defendants. TO: Heather Lynn Riley YOU ARE NOTIFIED that an action for enforcement of landlord's lien on the following described property in Pasco County, Florida: 2008 travel trailer, V.I.N. 4K03CIT258EL75637, Title no. 110712974 (the "RV") located on RV Lot NG003 on Plaintiffs property located at 2500 Cot Road, Lutz, FL 33558, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Jonathan James Damonte, B.C.S., the Plaintiffs attorney, whose address is 12110 Seminole Blvd., Largo, FL 33778, on or before NOVEMBER 24TH, 2025 , and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise a	default will be entered against you for the relief demanded in the Complaint. 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 22, 2025 Nikki Alvarez-Sowles Clerk of the Circuit Court 38053 Live Oak Avenue Dade City, FL 33523 (352) 521-4489 (SEAL) By: Haley Joyner Deputy Clerk Oct. 24, 31; Nov. 7 & 14, 2025 25-02298P

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-003930 CONNERTON II COMMUNITY ASSOCIATION, INC., Plaintiff, v. KHARI CAYETANO, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Pasco County Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell the property situated in Pasco County, Florida, described as: Lot 5, in Block 91, CONNERTON VILLAGE TWO PARCEL 219, according to the plat thereof, as recorded in Plat Book 85, Page 105, of the Public Records of Pasco County, Florida. at public sale, to the highest and best bidder for cash, at www.pasco.realforeclose.com at 11:00 a.m., on the 10th day of November, 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 15th day of October 2025. FRISCIA & ROSS, P.A. Karan Khemlani, Esquire Florida Bar #1062463 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 / (813) 286-0111 (FAX) Attorneys for Plaintiff October 24, 31, 2025 25-02262P
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2025-CA-001007-CAAX-W5 NATIONS LENDING CORPORATION, Plaintiff, vs. JOHN L. BURR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 07 day of January 2026 the following described property as set forth in said Final Judgment, to wit: A PORTION OF LOT 87, OSCEOLA HEIGHTS UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, PAGE 132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 87; THENCE RUN NORTH 50°44'12" EAST A DISTANCE OF 241.46 FEET; THENCE SOUTH 39°15' 48" EAST, A DISTANCE OF 142.00 FEET; THENCE RUN SOUTH 84°15' 48" EAST, A DISTANCE OF 28.28 FEET; THENCE CONTINUE SOUTH 39°15' 48" EAST A DISTANCE OF 241.39 FEET, THENCE RUN SOUTH 81° 08' 52" WEST A DISTANCE OF 303.17 FEET; THENCE RUN NORTH 39°15' 48" WEST A DISTANCE OF 250.00 FEET PLUS OR MINUS TO THE POINT OF BEGINNING. TOGETHER WITH AN INGRESS/EGRESS EASEMENT OVER THE NORTH 15' OF THE REMAINING PORTION OF LOT 87. TOGETHER WITH THE MOBILE HOME LOCATED THEREON; 1998 WAVE VIN#S	FLFLV70A25465WC21 AND FLFLV70B25465WC21. PROPERTY ADDRESS: 9712 ARROW DR, NEW PORT RICHEY, FL 34654 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 25 day of September 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ceservice@decubaslewis.com 25-01161 - Bidder Number: 9180 October 24, 31, 2025 25-02261P

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA001142CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NAKAYSHA PULLEN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 21, 2025 in Civil Case No. 2024CA001142CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Nakaysha Pullen, 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 13th day of November, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 18, MAR-MOCE ADDITION, according to the map or plat thereof, as recorded in Plat Book 19, Pages 143 and 144, 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 24-09088FL October 24, 31, 2025 25-02265P
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA001399CAAXES FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. WILLIE ANSLEY A/K/A WILLIE E. ANSLEY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 22, 2025 in Civil Case No. 2025CA001399CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Willie Ansley a/k/a Willie E. Ansley, 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 13th day of November, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The West 1/2 of Lots 1 and 2; and the North 10 feet of the West 1/2 of Lot 3, in Block 46, of the City of Zephyrhills (formerly town of Zephyrhills), as per plat thereof, recorded in Plat Book 1, Page 54, Public Records of Pasco County,	Florida. Parcel Number: 11-26-21-0010-04600-0015 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 23-07374FL October 24, 31, 2025 25-02266P
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA000791CAAXWS PLANET HOME LENDING, LLC Plaintiff(s), vs. ELIZABETH DRAKE; THOMAS HOMMEL; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF DRAKE T HOMMEL AKA DRAKE HOMMEL AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; NEW CENTURY MORTGAGE CORPORATION Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 16, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of November 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 96, GULF HIGHLANDS UNIT ONE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 116, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 7431 Abalone Drive, Port Richey, FL 34668 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. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON	

--- ACTIONS ---			
FIRST INSERTION		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. 2025CA002788CAAXES TOWD POINT MORTGAGE TRUST 2021-SJ1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA NIEDOSIK A/K/A BARBARA A. NIEDOSIK, DECEASED, et al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA NIEDOSIK A/K/A BARBARA A. NIEDOSIK, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: ANN MARIE HOROVITZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 31, BLOCK 2, STAGE-COACH VILLAGE - PARCEL 3, ACCORDING TO THE PLAT		THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 120, OF THE PUBLIC RECORDS OF PASCO COUNTY, FL. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/24/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this October 17, 2025 NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-311876 October 24, 31, 2025 25-02268P	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002127CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ELIZABETH MUSCARNERE; ESTATE OF DOROTHY MORTILLARO, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DOROTHY MORTILLARO, DECEASED; ROBERT J. MORTILLARO; EDGEWOOD OF GULF TRACE HOMEOWNERS ASSOCIATION TRUST; HOLIDAY REALTY 2024 TRUST; CASTLEWOOD HOLDINGS 34691 TRUST; EDGEWOOD OF GULF TRACE HOMEOWNERS ASSOCIATION, INC.,; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s). TO: ELIZABETH MUSCARNERE (Current Residence Unknown) (Last Known Address(es)) C/O: SUNCOAST RETREAT 8151 TREELET COURT NEW PORT RICHEY, FL 3465: EDGEWOOD OF GULF TRACE HOMEOWNERS ASSOCIATION TRUST (Current Residence Unknown) (Last Known Address(es)) C/O: UNKNOWN TRUSTEE 4209 CASTLEWOOD DRIVE HOLIDAY,FL 34691 C/O: ERIC A MORGAN, ESQ 2800 AURORA RD, STE J MELBOURNE, FL 32935 HOLIDAY REALTY 2024 TRUST (Last Known Address) C/O:UNKNOWN TRUSTEE 4209 CASTLEWOOD DRIVE HOLIDAY,FL 34691 CASTLEWOOD HOLDINGS 34691 TRUST (Last Known Address) C/O: UNKNOWN TRUSTEE 4209 CASTLEWOOD DRIVE HOLIDAY,FL 34691 ESTATE OF DOROTHY MORTTIL-LARO, DECEASED (Last Known Address) 4209 CASTLEWOOD DRIVE HOLIDAY,FL 34691 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DOROTHY MORTILLARO, DECEASED (Last Known Address) 4209 CASTLEWOOD DRIVE HOLIDAY,FL 34691 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST		THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 4209 CASTLEWOOD DRIVE HOLIDAY,FL 34691 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 33, EDGEWOOD OF GULF TRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 41 THROUGH 42, AND AMENDED IN EDGEWOOD OF GULF TRACE REPLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 140 THROUGH 142, ALL IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. N/K/A: 4209 CASTLEWOOD DRIVE, HOLIDAY, FL 34691. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 11-24-2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center 7530 Little Rd. New Port Richey, FL 34654 Phone: (727)847.8110 (voice) in New Port Richey 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court this 21 day of October, 2025. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court and/ or Comptroller /s/ Haley Joyner Signature Print Name if Deputy Clerk Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 25-52259 October 24, 31, 2025 25-02296P	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025-DR-5286-WS IN RE: THE MATTER OF THE ADOPTION OF: VIVIAN D. MCNAIR and CHRISTOPHER M. FRIZZELL, Adoptees. TO: Christopher Mack Frizzell Last Known Address: 400 Bannon Street, Sacramento, CA. 95811 YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioners, Alecia and Michael Morris, mailed to their attorney, Erin C. Catey, Esq., Catey & Maguire Law, P.L.L.C., 6230 Lafayette Street, New Port Richey, Florida 34652, on or before 11/17/2025 and file the original with the clerk of this Court, at 7530 Little Road, New Port Richey, Florida, 34654, before service on Petitioners' attorney or immediately thereafter. If you fail to do so, a default may be		entered against you for the relief demanded in the Joint Petition for Adoption by Stepparent and your parental rights will be terminated. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review 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 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 October 13, 2025. Nikki Alvarez-Sowles Pasco County Clerk & Comptroller By: Kaylen Mccutcheon Deputy Clerk Oct. 24, 31; Nov. 7, 14, 2025 25-02297P	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA002439CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CORA BELLE HILL A/K/A CORA OWENS, DECEASED, et al., Defendants. TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CORA BELLE HILL A/K/A CORA OWENS, DECEASED Last Known Address: 14509 13th St., Dade City, FL 33523 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Pasco County, Florida: Begin 42.00 feet North of and 115.50 feet East of the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 24 South, Range 21 East, thence run North, a distance of 90.00 feet; thence East, a distance of 115.50 feet; thence South, 90.00 feet; thence West, 115.50 feet to the point of beginning including the buildings, ap-purtenances, and fixture located thereon. Property Address: 14509 13th		St., Dade City, FL 33523 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before NOVEMBER 24, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of this Court at Pasco, Florida, on this October 16, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) By: Shakira Ramirez Pagan Deputy Clerk HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 October 24, 31, 2025 25-02263P	
FIRST INSERTION		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 #: Case #: 2025CA002958CAAXES DIVISION: J4 Wells Fargo Bank, N.A Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Cameron D. Estes a/k/a Cameron Dale Estes a/k/a Cameron Estes, 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 Cameron D. Estes a/k/a Cameron Dale Estes a/k/a Cameron Estes, 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 fore-close a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: UNIT 304, BUILDING 7, TUSCANO AT SUNCOAST CROSSINGS, A CONDOMINIUM ACCORD-		ING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 6873, PAGE 568 AND CONDOMINIUM PLAT BOOK 6, PAGE 107, AND ANY AMENDMENTS MADE THERETO, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. more commonly known as 1600 Villa Capri Circle Apartment 304, Odessa, FL 33556. 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 24th, 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 22, 2025, Nikki Alvarez-Sowles, Esq. Circuit and County Courts By: Haley Joyner Deputy Clerk 25-333888 FC01 WNI October 24, 31, 2025 25-02299P	

SECOND 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, Pro-
bate Division, the address of which is
14237 Sixth Street Dade City, FL 33523.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

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

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

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

The date of first publication of this
notice is 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

SECOND 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

SECOND 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 ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.

All creditors of the decedent and oth-
er 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 de-
mands 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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

NOTWITHSTANDING THE TIME
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.

**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

SECOND INSERTION

NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN that the
undersigned intends to sell the property
described below to enforce a lien im-
posed on said property under The Flor-
ida 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, Hud-
son, 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 re-
moved within 48 hours of sale. Sale is
subject to cancellation in the event of
settlement between owner and obligat-
ed party. We reserve the right to refuse
any bids.

October 17, 24, 2025 25-02256P

THIRD INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 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 Com-
plaint has been filed in this court. You
are required to serve a copy of your
written defenses, if any, on petitioner's
attorney, whose name and address
are: Nancy McClain Alfonso, Esquire,
37908 Church Avenue, Dade City, FL
33525 on or before NOVEMBER 10,
2025, and to file the original of the
written defenses with the clerk of this
court either before service or immedi-
ately thereafter. Failure to serve and file
written defenses as required may result
in a judgment or order for the relief de-
manded, 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 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 Av-
enue , Dade City, FL 33523 . The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.

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

The date of first publication of this
notice is: 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

SECOND 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 repre-
sentative's attorney are set forth below.

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

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

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

A Personal Representative or cura-
tor has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the dec-
edent'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 spec-
ified 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

SECOND 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, Pro-
bate Division, the address of which is
38053 Live Oak Avenue, Dade City,
Florida 33525.

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

All creditors of the decedent and
other persons having claims or de-
mands 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 PUB-
LICATION OF THIS NOTICE OR
30 DAYS AFTER THE TIME OF
SERVICE OF A COPY OF THIS
NOTICE ON THEM.

All other creditors of the de-
cedent and other persons having
claims or demands against deced-
ent's estate MUST FILE THEIR
CLAIMS WITH THIS COURT
WITHIN 3 MONTHS AFTER THE
DATE OF THE FIRST PUBLICA-
TION 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

FOURTH 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 ("Dis-
trict") intends to use the uniform method of collecting non-ad valorem special as-
sessments 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 fi-
nancing, acquiring, maintaining and/or operating community development facili-
ties, 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 pro-
visions 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 requir-
ing 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

FOURTH 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 ac-
tion for DISSOLUTION OF MAR-
RIAGE WITH MINOR CHILDREN
AND FOR CHILD SUPPORT/ALI-
MONY has been filed against you and
that you are required to serve a copy of
your written defenses, if any, on KEI-
SHA 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 en-
tered against you for the relief demand-
ed 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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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

SAVE
TIME



Email your Legal Notice
legal@businessobserverfl.com

*Deadline Wednesday at noon
Friday Publication*

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IN THE BUSINESS OBSERVER**

CALL 941-906-9386
and select the appropriate County
name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

**Business
Observer**

IV10239

SECOND INSERTION

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@elder-
lawcenter.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

SECOND INSERTION

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.

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.

--- ACTIONS / SALES ---

SECOND 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

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. 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

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. 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

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 #: 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).

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 f/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 f/k/a Newtonia Lynn Pierson: 4036 Grayton Drive, New Port Richey, FL 34652
Residence unknown, if living, including any unknown spouse of the said Defendant(s).

dants, 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 7750 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 FC01 CXE
October 17, 24, 2025 25-02252P

SECOND 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 GAINNEY and UNKNOWN TENANT #2 N/K/A CORRIE GAINNEY, 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.

TY, 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

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.
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 Plain-

tiff'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

SECOND 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



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

11/01/77

HOW TO
PUBLISH YOUR
LEGAL NOTICE
IN THE
BUSINESS OBSERVER

**CALL
941-906-9386**
and select the appropriate County
name from the menu option
OR
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01/25/26

Business Observer

Q&A

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

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

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

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

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

Q Are internet-only legal notices sufficient?

A 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.

Q What is a public notice?

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

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

Q How much do legal notices cost?

A 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.

Q Are there different types of legal notices?

A 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.