

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	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 Guardian Angels Senior Services 4946 Allner St 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 27th day of October, 2025. Wilma Williams October 31, 2025	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 Land2sea Gifts located at land2seagifts.com in the City of Hudson, Pasco County, FL 34667 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of October, 2025. Shoshonna Strickland October 31, 2025
25-02368P	25-02367P

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 926841 from Lennar Homes, LLC 4301 W Boy Scout BLVD, Suite 600 Tampa, FL 33607. Application received: 9/25/2025. Proposed activity: residential. Project name: Connerton Hub. Project size: 13.00 acres Location: Section(s) 19,30, Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797. TDD only 1(800)231-6103. October 31, 2025
25-02360P

FIRST INSERTION
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on November 19, 2025 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone. Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Lynn Hayes District Manager October 31, 2025
25-02363P

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors of the Connerton West Community Development District ("District") on December 1, 2025, at 4:00 p.m., at Club Connerton, 21100 Fountain Garden Way, Land O' Lakes, Florida 34638. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 26-1. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on October 24 , 2025. The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025). A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting 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's Office"). Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. District Manager Connerton West Community Development District October 31, 2025

25-02362P

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 Racer's Adventures located at 5511 Orange Orchard Dr in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of October, 2025. Viviana Pereira October 31, 2025
25-02369P

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 926706 from Len-Angeline LLC 2502 N. Rocky Point Dr Suite 1050 Tampa, FL 33607. Application received: 9/22/2025. Proposed activity: residential. Project name: Angeline Phase 6H South. Project size: 63.38 acres Location: Section(s) 32,33, Township 25 South, Range 18 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797. TDD only 1(800)231-6103. October 31, 2025
25-02359P

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 911771 from Connerton East Community Development District 4301 W. Boy Scout Blvd., Ste. 600 Tampa, FL 33607. Application received: 2/14/2025. Proposed activity: semi-private school. Project name: Connerton Charter School Access, Drainage & Utilities Phase 1. Project size: 21.90 acres Location: Section(s) 19,24,30, Township 25 South, Range 19,18 East, in Pasco County. Outstanding Florida Water: no. Aquatic preserve: no The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797. TDD only 1(800)231-6103. October 31, 2025
25-02361P

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE Amended and Restated RULES OF PROCEDURE OF Lakeside COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors of Lakeside Community Development District ("District") on December 3, 2025, at 10:00 a.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on October 23, 2025. The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025). A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting 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's Office"). Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office. District Manager Lakeside Community Development District October 31, 2025
25-02364P

FIRST INSERTION	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 Arkos Creative located at 2425 Murray Pass in the City of Odessa, Pasco County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24 day of October, 2025. Michael Campo October 31, 2025	Notice Of Public Sale The following personal property of: Kathleen McQuigga Stevens will on November 25, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: 1991 SAND Park Trailer, VIN KWP03A125, TITLE 64818520 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607, Oct. 31; Nov. 7, 2025
25-02366P	25-02358P

PUBLIC NOTICE
The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on November 7, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3CiyYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification. October 31, 2025
25-02382P

FIRST INSERTION
TSR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on November 12, 2025, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tsrdd.com/. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager October 31, 2025
25-02383P

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, Florida Statutes, the Estancia at Wiregrass Community Development District ("District") hereby gives notice of its intent to adopt Amenity Rates, Fees and Deposits, and Suspension and Termination Rule (together, "Amenity Rules") related to the operation and use of the District's amenity facilities and other properties. The proposed rule number is 2025-01. The proposed Suspension and Termination Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Suspension and Termination Rules and the proposed rates, fees, and deposits are to provide for efficient and effective District operations of the District's amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The proposed Suspension and Termination Rules address use of access cards and key fobs, provide for the suspension and termination of amenity access, provide for an administrative reimbursement of up to Five Hundred Dollars (\$500), provide for property damage reimbursement, provide authority for certain District staff to remove persons from the amenities, provide for hearings and appeal, and provide for other legal remedies. The purpose and effect of the Amenity Rules is to provide for efficient and effective District operations of the District's amenity facilities by setting policies, regulations, rates, and fees to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for establishment of the Amenity Rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes. The specific law implemented in the proposed Amenity Rules include but are not limited to 190.035(2). A public hearing will be conducted by the District on December 16, 2025, at 6:00 p.m. at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida 33543. A copy of the proposed Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager at Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813)344-4844. Richard McGrath, District Manager October 31, 2025
25-02370P

FIRST INSERTION
Effective Dec. 31, 2025, Bina Jain, MD, will retire and no longer be providing care at Optum. Patients of Dr. Jain may continue care at Optum – New Port Richey Patients can obtain copies of their medical records at: Optum – New Port Richey 4759 US Highway 19 New Port Richey, FL 34652 Phone: 1-727-841-8772 Fax: 1-817-514-7879 Oct. 31; Nov. 7, 14, 21, 2025
25-02357P

FIRST INSERTION
Affordable Secure Storage Hudson Public Notice Notice of Sale Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, Fl. 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable. Unit AC04 - T. Woodard Unit S01 - G. McDade Jr Unit H16 - K. Schoville SALE NOTICE Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE November 15, 2025 AT OR AFTER: 11:00 A.M. Oct. 31; Nov. 7, 2025
25-02356P

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001720
IN RE: ESTATE OF
JOSEPH TRIPIEDI
Deceased.

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

You are hereby notified that an Order
of Summary Administration has been
entered in the estate of Joseph T Tri-
piedi, deceased, by the Circuit Court for
Pasco County, Florida, Probate Divi-
sion, the address of which is 7530 Little
Road, New Port Richey, FL 34654; that
the decedent's date of death was August
21, 2025; that the total value of the es-
tate is \$0.00 and that the names and
addresses of those to whom it has been
assigned by such order are:

NAME	ADDRESS
Lisa M. Kelly	13220 Crest Lake Drive
Hudson, FL	34669
Jacqueline Williams	260 25th Street NW
Naples, FL	34120

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

The date of first publication of this
Notice is October 31, 2025.

Person Giving Notice:
Lisa M. Kelly
13220 Crest Lake Drive
Hudson, FL 34669
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
Oct. 31; Nov. 7, 2025 25-02355P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001734
IN RE: ESTATE OF
HOWARD WERNER PEZOLD
a/k/a SKIP PEZOLD
Deceased.

The administration of the estate of
Howard Werner Pezold, deceased,
whose date of death was August 23,
2025, is pending in the Circuit Court
for Pasco County, Florida, Probate Divi-
sion, the address of which is 7530 Little
Road, New Port Richey, Florida 34654.
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 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 speci-
fied 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 31, 2025.

Personal Representative:
Stephen J. Miklos
6922 River Road
New Port Richey, Florida 34652
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
Oct. 31; Nov. 7, 2025 25-02354P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP001115CPAXWS
IN RE: ESTATE OF
EDWARD BOYKO, SR.,
Deceased.

The administration of the estate of
EDWARD BOYKO, SR., deceased,
whose date of death was March 16,
2025, is pending in the Circuit Court for
PASCO County, Florida, Probate Divi-
sion, the address of which is 7530 Little
Rd., New Port Richey, FL 34654. 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 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.

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.

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 de-
cedent'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 speci-
fied under s. 732.2211.

The date of first publication of this
notice is October 31, 2025.

Personal Representative:
/s/ Edward John Boyko
Edward John Boyko
Attorney for Personal Representative:
/s/ Alexis B. Diaz
Alexis Bucelo Diaz, Esq.
BUCELO DIAZ LAW PLLC
Attorney for Petitioner
2645 Executive Park Drive, Suite 643
Weston, FL 33331
Telephone: (954) 399-1910
Email Address: adiaz@bucelodiaz.com
Florida Bar No. 86918
Oct. 31; Nov. 7, 2025 25-02351P

WAZA

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1704
IN RE: ESTATE OF
THELMA THOMAS
AKA THELMA R. THOMAS
AKA THELMA RUTH THOMAS
Deceased.

The administration of the estate of
Thelma Thomas aka Thelma R. Thom-
as aka Thelma Ruth Thomas, deceased,
whose date of death was May 17, 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 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 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 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 speci-
fied 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 31, 2025.

Ronald Dean Thomas
Personal Representative
5606 Old US Highway 421
Zionville, NC 28698
(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
Oct. 31; Nov. 7, 2025 25-02381P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY FLORIDA
PROBATE DIVISION
File Number:
2025CP000663CPAXWS
Division: Probate
IN RE: ESTATE OF
Agnes Duda
Deceased.

The administration of the estate of
Agnes Duda, deceased, whose date
of death was November 18, 2019, 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,
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 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 31, 2025.

Personal Representative:
Marcia Mcmann
4722 weasel drive
New port richy, Florida 34653
Attorney for Personal Representative:
/s/Aaron W. Saoud, Esq.
AARON W. SAOUD, ESQUIRE
Attorney
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd. Ste 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: service@awslaw.org
Secondary E-Mail:
attorney@awslaw.org
Oct. 31; Nov. 7, 2025 25-02352P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001670CPAXWS
IN RE: ESTATE OF
JIMMY RAY COLLINS
a/k/a JIMMY COLLINS,
Deceased.

The administration of the Estate of
Jimmy Ray Collins a/k/a Jimmy Col-
lins, deceased, whose date of death was
September 14, 2025, is pending in the
Circuit Court for Pasco County, Florida,
Probate Division, the address of which
is 7530 Little Road, New Port Richey,
Florida 34654. The names and address-
es 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 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 ON OR BEFORE THE
LATER OF 3 MONTHS AFTER THE
TIME OF THE FIRST PUBLICATION
OF THIS NOTICE OR 30 DAYS AF-
TER 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,
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 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 31, 2025.

Personal Representative:
Michael Steffen
116 S. Pinellas Avenue
Tarpon Springs, Florida 34689
Attorney for
Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
ashley.cribbis@atauselaw.com
Oct. 31; Nov. 7, 2025 25-02349P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP001143CPAXES
IN RE: ESTATE OF
PATRICK DUANE COOK
A/K/A PATRICK D. COOK,
Deceased.

The administration of the Estate of
Patrick Duane Cook a/k/a Patrick D.
Cook, deceased, whose date of death
was December 26, 2024, File Number
2025CP001143CPAXES, is pending
in the Circuit Court for Pasco County,
Florida, Probate Division; the address
of which is Clerk of the Circuit Court,
Pasco County, Probate Division, 38055
Live Oak Avenue, Dade City, FL 33523.
The name and address of the Personal
Representative and the Personal Repre-
sentative's attorney are set forth below.

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

All other creditors of the decedent
and other persons having claims or
demands against decedent's estate, in-
cluding unmatured, contingent or un-

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE 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 curator
has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent's surviving spouse is property to
which the Florida Uniform Disposition
of Community Property Rights at Death
Act as described in sections 732.216-
732.228, applies, or may apply, unless a
written demand is made by a creditor as
specified under section 732.2211.

The date of first publication of this
notice is October 31, 2025.

REBECCA ANNE COOK
Personal Representative
7660 Leawood Street
Papillion, NE 68046
Jerrold Slutzky, Esq.
Attorney for Personal Representative
Florida Bar Number: 95747
Slutzky Law Firm
853 Main Street, Suite A
Safety Harbor, FL 34695
Telephone: (727) 475-6200
Email: jerryslulaw@gmail.com
Oct. 31; Nov. 7, 2025 25-02484P

PUBLISH YOUR LEGAL NOTICE

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

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

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

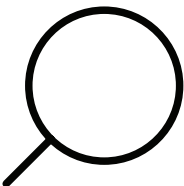


Citizens continue to learn about vital civic matters from newspaper notices.

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

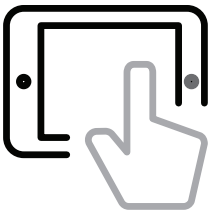
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

TAX DEEDS

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice of Application for Tax Deed 2025XX000244TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106917 Year of Issuance: 06/01/2022 Description of Property: 16-25-16-0010-01700-0100 CRSNT PK PB 2 PG 51 LOT 10 BLK 17 OR 1383 PG 1999 Name(s) in which assessed: PAULINE RAULERSON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02323P	Notice of Application for Tax Deed 2025XX000241TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100242 Year of Issuance: 06/01/2022 Description of Property: 26-23-21-002A-00000-0300 SUB SE OF NW MB 2 PG 44 E1/2 OF LOT 30 EXC W 50 FT Name(s) in which assessed: LUCY WILLIAMS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02320P	Notice of Application for Tax Deed 2025XX000219TDAXXX NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108026 Year of Issuance: 06/01/2022 Description of Property: 08-26-16-0230-00000-0350 C E CRAFTS SUB NI 2 PB 2 PG 36 E 100.00 FT OF LOT 35 AKA PARCEL A Name(s) in which assessed: SUNFLOWER POWER LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02303P	Notice of Application for Tax Deed 2025XX000257TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108380 Year of Issuance: 06/01/2022 Description of Property: 17-26-16-0550-00000-0340 SUNSHINE PK B 9 P 143 LOT 34 Name(s) in which assessed: FLORENCE M OSTERBERG SAMUEL OSTERBERG All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02333P	Notice of Application for Tax Deed 2025XX000259TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105144 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0150-19400-0130 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65A-68 LOTS 13 & 14 BLOCK 194 OR 8591 PG 2512 Name(s) in which assessed: KEVIN MICHAEL FORD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02335P	Notice of Application for Tax Deed 2025XX000251TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104690 Year of Issuance: 06/01/2022 Description of Property: 10-25-17-0050-06500-0270 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 27 28 & 29 BLOCK 65 Name(s) in which assessed: NELSON RODRIGUEZ JUVIER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02328P

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice of Application for Tax Deed 2025XX000235TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101403 Year of Issuance: 06/01/2022 Description of Property: 09-26-21-005F-00000-1030 OAKS ROYAL PHASE 3 FIRST ADDN PB 23 PGS 90-91 LOT 103 OR 8573 PG 1760 Name(s) in which assessed: SPARC MANAGEMENT LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02315P	Notice of Application for Tax Deed 2025XX000224TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105087 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0130-22200-0610 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 61-63 INCL BLOCK 222 OR 5758 PG 887 Name(s) in which assessed: FRANK DAVID SEBAUGH IV All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02306P	Notice of Application for Tax Deed 2025XX000252TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104706 Year of Issuance: 06/01/2022 Description of Property: 10-25-17-0050-07000-0330 MOON LAKE NO 5 MB 4 PGS 84 85 LOTS 33 34 35 BLK 70 RB 1070 PG 445 Name(s) in which assessed: JAMES HENDRY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02329P	Notice of Application for Tax Deed 2025XX000255TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104804 Year of Issuance: 06/01/2022 Description of Property: 15-25-17-0100-18200-0570 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 57 & 58 BLK 182 Name(s) in which assessed: WILLIAM J ODDO All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02332P	Notice of Application for Tax Deed 2025XX000246TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101553 Year of Issuance: 06/01/2022 Description of Property: 11-26-21-0010-11800-0155 CITY OF ZEPHYRHILLS PB 1 PG 54 NELY 29 FT OF LOTS 15 & 16 BLOCK 118 Name(s) in which assessed: LUIS MARIN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02324P	Notice of Application for Tax Deed 2025XX000232TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105032 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0110-18600-0670 MOON LAKE ESTATES UNIT 11 PB 5 PGS 141-143 LOTS 67 & 68 BLOCK 186 OR 8725 PG 1603 Name(s) in which assessed: KENNETH F TAYLOR ZORA M TAYLOR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02312P

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice of Application for Tax Deed 2025XX000242TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104694 Year of Issuance: 06/01/2022 Description of Property: 10-25-17-0050-06700-0010 MOON LAKE ESTATES UNIT 5 PB 4 PG 84 LOTS 1, 2 & 3 BLOCK 67 Name(s) in which assessed: BEACON EQUITY PROPERTIES LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02321P	Notice of Application for Tax Deed 2025XX000243TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104600 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0020-00900-0270 MOON LAKE ESTATES UNIT 2 PB 4 PG 74 LOTS 27, 28 BLOCK 9 OR 3473 PG 1112 Name(s) in which assessed: WAYNE D ELLIOTT PATRICIA L ELLIOTT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02322P	Notice of Application for Tax Deed 2025XX000237TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106002 Year of Issuance: 06/01/2022 Description of Property: 34-24-16-0050-00000-0900 GARDEN TERRACE SUB UNIT 1 PB 7 PG 23 LOTS 90 & 91 OR 7426 PG 1452 Name(s) in which assessed: RANDALL D SKELTON SANDRA K LIVINGSTON All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02317P	Notice of Application for Tax Deed 2025XX000248TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2109092 Year of Issuance: 06/01/2022 Description of Property: 31-26-16-0150-00000-0320 BUENA VISTA PB 5 PG 96 LOT 32 Name(s) in which assessed: CAROLINE KOULLIAS MICHAEL KOULLIAS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02326P	NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025CP001115CPAXWS IN RE: ESTATE OF EDWARD BOYKO, SR., Deceased. The administration of the estate of EDWARD BOYKO, SR., deceased, 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 estate is testate. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer – client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no	later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Sections 732.201—732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules. Personal Representative: /s/ Edward John Boyko Edward John Boyko Attorney for Personal Representative: /s/ Alexis B. Diaz Alexis Bucelo Diaz, Esq. BUCELO DIAZ LAW PLLC Attorney for Petitioner 2645 Executive Park Drive, Suite 643 Weston, FL 33331 Telephone: (954) 399-1910 Email address: adiaz@bucelodiaz.com Florida Bar No. 86918 Oct. 31; Nov. 7, 2025 25-02350P

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FIRST INSERTION	DATE OF DEATH IS BARRED.	---
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001653CPAXWS Division I IN RE: ESTATE OF BEVERLY POTTS AKA BEVERLY A. POTTS Deceased. The administration of the estate of BEVERLY POTTS AKA BEVERLY A. POTTS, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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	Personal Representative: MARILYN HODGE 2639 Huntington Hills Drive Lakeland, Florida 33810 Attorney for Personal Representative: JENNY SCAVINNO SIEG, ESQ., Attorney Florida Bar Number: 0117285 SIEG & COLE, P.A. 2945 Defuniak Street Trinity, Florida 34655 Telephone: (727) 842-2237 Fax: (727) 264-0610 E-Mail: jenny@siegcolelaw.com Secondary E-Mail: eservice@siegcolelaw.com Oct. 31; Nov. 7, 2025 25-02353P	---

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144468

--- TAX DEEDS ---

FIRST INSERTION Notice of Application for Tax Deed 2025XX00023TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106877 Year of Issuance: 06/01/2022 Description of Property: 15-25-16-0760-00000-1950 REGENCY PARK UNIT 2 PB 11 PGS 78-79 LOT 195 OR 5870 PG 809 Name(s) in which assessed: MARTHA PEREZ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02305P	FIRST INSERTION Notice of Application for Tax Deed 2025XX00025TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104744 Year of Issuance: 06/01/2022 Description of Property: 15-25-17-0060-08100-0100 BLK 81 MOON LAKE NO 6 MB 4 PGS 90, 91 LOTS 10 TO 15 INCL Name(s) in which assessed: MENA ANTANIOS REGISTERED AGENT TRINITY INVESTMENT GROUP III LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02331P	FIRST INSERTION Notice of Application for Tax Deed 2025XX00023TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108047 Year of Issuance: 06/01/2022 Description of Property: 08-26-16-0340-00000-0210 RIVER VILLAS PB 10 PGS 110 & 111 LOT 21 OR 9703 PG 2827 Name(s) in which assessed: ELIAS ANDRAOS REGISTERED AGENT ANDRAOS 5636 LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02313P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000234TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107859 Year of Issuance: 06/01/2022 Description of Property: 06-26-16-001E-00000-0110 GULF HARBORS SEA FOREST UNIT 2A PB 24 PGS 22 & 23 LOT 11 Name(s) in which assessed: KRZYSZTOF PILAWSKI LIVING TRUST All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02314P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000215TDAXXX NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107131 Year of Issuance: 06/01/2022 Description of Property: 22-25-16-1060-00001-5630 EMBASSY HILLS UNIT 17 MB 16 PGS 1 & 2 LOT 1563 OR 7290 PG 1596 Name(s) in which assessed: MIRIAM NAVARRO ARMANDO LEE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02302P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000258TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105108 Year of Issuance: 06/01/2022 Description of Property: 21-25-17-0130-22600-0670 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 LOTS 67 & 68 BLOCK 226 Name(s) in which assessed: KEVIN M FORD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02334P
FIRST INSERTION Notice of Application for Tax Deed 2025XX000239TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104704 Year of Issuance: 06/01/2022 Description of Property: 10-25-17-0050-07000-0030 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 3 & 4 BLOCK 70 Name(s) in which assessed: ANTHONY QUIGLEY ALYA QUIGLEY All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02319P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000226TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108052 Year of Issuance: 06/01/2022 Description of Property: 08-26-16-0550-00000-1030 RICHEY MEDICAL PLAZA A PROFESSIONAL CONDOMINIUM CB 6 PGS 34-38 UNIT 103 BLDG 1 & COMMON ELEMENTS OR 8963 PG 2413 Name(s) in which assessed: RICHEY MEDICAL CENTER CONDOMINIUM ASSOCIATION INC MARIE L KARAKARIS REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02308P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000221TDAXXX NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108970 Year of Issuance: 06/01/2022 Description of Property: 30-26-16-0120-00000-842G RIDGEWOOD GARDENS PB 7 PG 114 LOTS 842-G 843-G Name(s) in which assessed: 2014 HOLIDAY DRIVE LAND TRUST LAW SEGAL & SCHUH GROUP P L TRUSTEE JSM LAW PLLC SUCCESSOR TRUSTEE 2014 HOLIDAY DRIVE LAND TRUST DATED 9/13/2021 SEGAL & SCHUH LAW GROUP PL TRUSTEE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02304P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000229TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104122 Year of Issuance: 06/01/2022 Description of Property: 13-24-17-0010-00000-002B WOODLAWN ACRES UNRECORDED PLAT EAST 1/2 LOT 2B DESC AS SOUTH 1/2 OF SE1/4 OF NE1/4 OF EAST 1/2 OF SOUTH 1/2 OF SE1/4 OF SEC 13 LESS EAST 48.00 FT THEREOF & LESS SOUTH 33.00 FT FOR RD R/W Name(s) in which assessed: ANGEL MINISTRIES OF SPRING HILL INC FOGARTY BUSINESS SOLUTIONS LLC REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02311P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000225TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108046 Year of Issuance: 06/01/2022 Description of Property: 08-26-16-0340-00000-00B0 RIVER VILLAS PB 10 PGS 110 & 111 POR LOT B COM NE COR LOT B FOR POB TH S 115FT TH W 50FT TH S 77.51FT TH W 143.37FT TH N 44.14FT TH N 128.35FT TH ALG ARC OF CV R N 44DG E 21.21FT TH N 89DG E 10FT TH N 82DG E 40.30FT TH E 127.11 FT TO POB OR 9703 PG 2827 Name(s) in which assessed: ANDRAOS 5636 LLC ELIAS ANDRAOS REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02307P	FIRST INSERTION Notice of Application for Tax Deed 2025XX00024TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106647 Year of Issuance: 06/01/2022 Description of Property: 12-25-16-0090-05400-0070 GRIFFIN PARK PB 2 PGS 78 & 78A LOT 7 BLOCK 54 OR 7507 PG 1159 & OR 7507 PG 1193 & OR 7507 PG 1195 Name(s) in which assessed: THOMAS J ST DENIS FRANCIS C ST DENIS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02325P
FIRST INSERTION Notice of Application for Tax Deed 2025XX000250TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101268 Year of Issuance: 06/01/2022 Description of Property: 02-26-21-0080-00A00-0050 TYSON SUB PB 4 PG 109 PART OF TRACT A DESC AS COM SW COR OF SECTION 2 TH EAST ALG SOUTH LINE OF SECTION TO ELY R/W LINE OF SAL RR TH EAST 55.02 FT FOR POB TH EAST 94.98 FT TH NORTH 220.35 FT TH WEST 200.89 FT TH SELY PARALLEL TO SAL RR R/W 244.48 FT TO POB LESS ROAD RIGHT-OF-WAY AND LESS THAT POR DESC AS:COM AT SW COR OF SEC 2 TH N89DG52°37'E ALG SOUTH BDY OF SEC 2 453.83 FT TH N25DG23° 18"W 16.59 FT TO PT ON NORTH R/W LINE OF NORTH AVE FOR POB TH CONT N25DG23°18"W 226.95 FT TH N89DG53°27'E 39.19 FT TH SLY ALG CV TO RIGHT RADIUS 430.00 FT DELTA 19DG27°39" CHD BRG & DIST S35DG07°07'E 145.35 FT TH S25DG23°18"E 95.27 FT TO PT ON NORTH R/W LINE OF NORTH AVE TH S89DG52° 37"W 66.35 FT TO POB EXC SR 41 R/W PARCEL 180 OR 8770 PG 684 Name(s) in which assessed: CAROL TORTOLANI All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02327P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000253TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101666 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0100-03500-0040 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 PORTION TRACT 35 DESC AS BEG AT PT OF INTERSECTION OF N BDY LN TRACT 35 & E BDY LN OF SEABOARD AIR LINES RR FOR POB TH E 80.00 FT TH S09DG 38° 55"E 126.75 FT TH S89DG 52° 28"W 42.00 FT MOL TO EAST BDY LINE OF SEABOARD AIR LINE RAILROAD TH NWLY ALG EAST BDY OF RR TO POB LESS NLY 15.00 FT FOR RD PER OR 1391 PG 157 OR 4642 PG 512 OR 8540 PG 3219 OR 8609 PG 1020 Name(s) in which assessed: RICKEY DALE BROCK CRYSTAL EVENS EVENS MATTIE BROCK CRYSTAL MICHELLE EVENS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02330P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000238TDAXXX NOTICE IS HEREBY GIVEN, That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106413 Year of Issuance: 06/01/2022 Description of Property: 09-25-16-0770-00000-058A BROWN ACRES WEST UNREC LOT 58A COM AT NW COR OF LOT 56 OF BROWN ACRES UNIT TWO PB 7 PG 139 TH S00DG 00° 52"E 90.0 FT FOR POB TH CONT S00DG 00° 52"E 90.40 FT TO SOUTH LINE OF TRACT 40 TH ALG SOUTH LINE OF TRACT 40 S89DG 56° 11"W 72.0 FT TH N00DG 00° 52"W 90.46 FT TH N89DG 59° 08"E 72.0 FT TO POB LESS THE SLY 1.0 FT THEREOF & SUBJECT TO AN EASEMENT FOR PUBLIC ROAD R/W AND/OR UTILITIES OVER THE SOUTH 20 FT THEREOF & THE EAST 20 FT THEREOF OR 3971 PG 508 Name(s) in which assessed: KENNETH R VELTROP All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02318P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000227TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2102616 Year of Issuance: 06/01/2022 Description of Property: 35-25-19-0010-00000-5440 QUAIL HOLLOW PINES UNRECORDED PLAT LOT 544 DESC AS COM AT SE COR OF SECTION 35 TH N00DEG 44° 39'E ALG EAST LINE OF SAID SECTION 35 1248.88FT TH S89DEG 20° 02"W 899.87 FT TH N00DEG 44° 39'E 602.00 FT (G1)TH N06DEG 01° 47"W (G2) 157.07 FT TH N08DEG 06° 41"W 156.94 FT TH N05DEG 48° 52"W 153.62 FT TH N01DEG 22° 38"W 151.21 FT TH N00DEG 39° 58"W 901.80 FT FOR POB TH N00DEG 39° 58"W 150.30 FT TH S89DEG 20° 02"W 290.00 FT TH S00DEG 39° 58"E 150.30 FT TH N89DEG 20° 02'E 290.00 FT TO POB OR 6788 PG 1386 Name(s) in which assessed: VIDA MOMKUS JASAITIS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02309P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000236TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2105499 Year of Issuance: 06/01/2022 Description of Property: 13-24-16-0060-00000-0070 HILL-N-DALE UNREC LOTS 7 & 8 BEING FURTHER DESC AS: NORTH 60 FT OF SOUTH 900 FT OF WEST 140 FT OF LOT 6 BLOCK 4 GULF COAST ACRES UNIT 6 PB 4 PG 94 & NORTH 60 FT OF SOUTH 840 FT OF WEST 140 FT OF LOT 6 BLOCK 4 GULF COAST ACRES UNIT 6 PB 4 PG 94 OR 8473 PG 37 Name(s) in which assessed: ANN MARIE DAIGLE AAHS OF FLORIDA TRUST ANTHONY PRISCIANDARO TRUSTEE THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19 2022 All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02316P	FIRST INSERTION Notice of Application for Tax Deed 2025XX000228TDAXXX NOTICE IS HEREBY GIVEN, That BLACK CUB LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101414 Year of Issuance: 06/01/2022 Description of Property: 09-26-21-007B-00000-0350 SANDALWOOD MOBILE HOME COMMUNITY FIRST ADDITION PB 25 PGS 116-117 LOT 35 OR 5385 PG 898 Name(s) in which assessed: WILMA LEE RIDDLE GLENDA SUE RIDDLE GLENN A RIDDLE WILMA LEE & GLENDA SUE & GLENN A RIDDLE & ET AL TERESA R RIDDLE JENNIFER LEE RIDDLE JAMES R RIDDLE AMANDA RIDDLE DWAYNE R ROBERTS JOHN SMITTEN ESQ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on December 04, 2025 at 10:00 am. October 17, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-02310P

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--- PUBLIC SALES ---

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
GENERAL CIVIL DIVISION
CASE NO.: 2025-CA-2320
BLACKWELL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF BLACKWELL COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF BLACKWELL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:

Blackwell Community Development District (the "District") having filed its Complaint for validation of not to exceed \$21,505,000 Blackwell Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, re-constructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,
IT IS ORDERED that all taxpayers,

property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Sixth Judicial Circuit, in and for Pasco County, Florida (the "Parties"), appear on Thursday, November 20, 2025, at 10:00 a.m. before the Honorable Susan G. Barthle, via telephonic hearing (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing by dialing in telephonically 352-559-6329.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Pasco County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Pasco County, Florida this 27 day of 10, 2025.
Electronically Conformed 10/27/2025
The Honorable Susan G. Barthle
Circuit Court Judge

ADA: 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 Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7S36 State Street, New Port Richey, Florida 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.

Oct. 31; Nov. 7, 2025 25-02373P

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CC-3042
ARBORWOOD AT SUMMERTREE, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ANITA C. LAWRENCE and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, I will sell all the property situated in Pasco County, Florida described as:

Lot 133, ARBORWOOD AT SUMMERTREE, according to the plat thereof as recorded in Plat Book 22, Page 50 through 63, inclusive, of the Public Records of Pasco County, Florida. With the following street address: 11806 White Ash Drive, New Port Richey, Florida, 34654.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on December 4, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

FIRST INSERTION

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

CASE NO. 2018CA002071CAAXWS
CAROLYN KELSEY, as Successor Trustee of THE RICHARD H. CLINE TRUST DATED MAY 1, 2020, (Substitute Plaintiff for RICHARD H. CLINE),
Plaintiff, vs.
DONOVAN GRABOWSKI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in 2018CA002071CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CAROLYN KELSEY, as Successor Trustee of THE RICHARD H. CLINE TRUST DATED MAY 1, 2020, (Substitute Plaintiff for RICHARD H. CLINE), is the Plaintiff and DONOVAN GRABOWSKI, DONOVAN GRABOWSKI'S UNKNOWN SPOUSE, DONOVAN GRABOWSKI'S UNKNOWN HEIRS, AND UNKNOWN TENANTS 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 225, BUENA VISTA SECOND ADDITION, according to the plat thereof as recorded in Plat Book 4, Page 108, of the Public Records of Pasco County, Florida.
Property Address: 1815 Lullaby Drive, Holiday, FL 34691

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2019CA004191CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST,
Plaintiff, vs.
KELLY LYNCH, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH 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 19, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 10 AND 11, BLOCK 28, MOORE'S FIRST ADDITION TO THE TOWN OF ZEPHYRHILLS, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 57, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 4734 16TH ST, ZEPHYRHILLS, FL 33542

Any person claiming an interest in the

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 27th day of October, 2025.
NIKKI ALVAREZ SOWLES,
ESQUIRE
CLERK AND COMPTREOLLER

s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Oct. 31; Nov. 7, 2025 25-02340P

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 25th day of October 2025.
ROBERT E. BONE JR., P.A.
Attorneys for Plaintiff
PO Box 895129
Leesburg, Florida 34789
Telephone: 352-315-0051
Facsimile: 352-326-0049
Service Email: service@thebonelawfirm.com
By: /s/ Robert E. Bone Jr.
ROBERT E. BONE JR., ESQ.
Florida Bar No. 848026
Communication Email: rbone@thebonelawfirm.com
Oct. 31; Nov. 7, 2025 25-02338P

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 28 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
19-387656 - RaO
Oct. 31; Nov. 7, 2025 25-02380P

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024-CA-002160
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN H. MORRIS A/K/A JOHN MORRIS A/K/A JOHN HARRY MORRIS A/K/A JOHN HARRY MORRIS, SR., et al., Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on December 3, 2025, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 23, SAN CLEMENTE VILLAGE UNIT SIX, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 135 through 137, inclusive, of the Public Records of Pasco County, Florida.
Property Address: 10501 Hardwood Court, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 25-CC-003248
TWO CAMBRIDGE COMMONS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
MIN LINCOLN, and UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Case No. 25-CC-003248 the Clerk of the Court, Pasco County, shall sell the property situated in said county, described as:

Unit 51, Building 14 of TWO CAMBRIDGE COMMONS CONDOMINIUM PHASE I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3209, Page(s) 1203, of the Public Records of Pasco County, Florida, and any amendments thereto, together with its undivided share in the common elements.
PARCEL ID NO.: 3-26-16-013A-01400-0510 ("Property")
Property Address: 9027 Warwick Lane, New Port Richey, Florida 34655

at public sale, to the highest and best bidder for cash at 11:00 a.m. on November 19, 2025. The sale shall be

FIRST INSERTION

NOTICE OF SALE
UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No. 51-2025-CA-001250
Honorable Judge:
Lewis, Kemba
Damali Johnson
PLANET HOME LENDING, LLC
Plaintiff, vs.
BRENT CARVER; TIFFANY CARVER; UNITED STATES OF AMERICA; SECRETARY OF VETERANS AFFAIRS; BEACON WOODS CIVIC ASSOCIATION, INC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 21, 2025, in the above-styled cause, Nikki Alvarez-Sowles, as 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 AM on December 15, 2025 the following described property:
LOT 653, BEACON WOODS FAIRWAY VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 55 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No. 35-24-16-0900-00000-6530
COMMONLY KNOWN AS: 13017 Club Dr, Hudson, FL 34667.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 27th day of October, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Oct. 31; Nov. 7, 2025 25-02347P

conducted online at <http://www.pasco.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

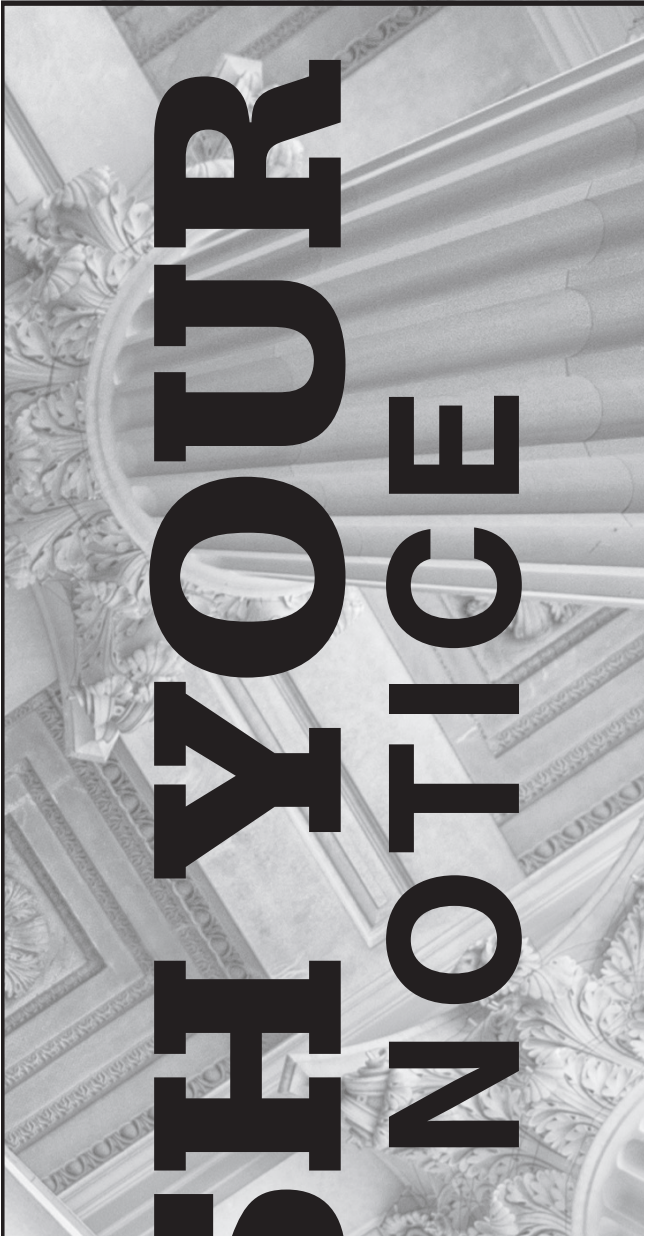
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711

Dated this 27th day of October 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727) 475-5535
Facsimile: (727) 723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 06699210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholas T. Pizanias,
Florida Bar No. 118857
10137-014
Oct. 31; Nov. 7, 2025 25-02379P

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Dated this October 23, 2025.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Oct. 31; Nov. 7, 2025 25-02348P



ACTIONS

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. 2025CA00085CAAXES Truist Bank Plaintiff, vs. Lauren Alannah Levi; Unknown Spouse of Lauren Alannah Levi Defendants. TO: Lauren Alannah Levi and Unknown Spouse of Lauren Alannah Levi Last Known Address: 9432 McKendree Rd, Wesley Chapel, FL 33545 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. THENCE ALONG THE NORTH LINE THEREOF RUN EAST 32.40 FEET FOR A POINT OF BEGINNING: THENCE CONTINUE EAST 3.50 FEET, THENCE S. 05 DEGREES 50 MINUTES 00 SECONDS E. 890.00 FEET, THENCE WEST 94.91 FEET, THENCE N. 00 DEGREES 03 MINUTES 43 SECONDS E. 885.39 FEET TO THE POINT OF BEGINNING. 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 December 1st, 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 28th, 2025. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk File# 25-F01634 Oct. 31; Nov. 7, 2025 25-02372P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY CASE NO.: 2025CA002043CAAXWS U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE LB-FLAT SERIES VI TRUST, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST AGNES DUDA, DECEASED; et al, Defendant(s). To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST AGNES DUDA, DECEASED (Last Known Address: 4722 Weasel Drive, New Port Richey, FL 34653) PARK LAKE HOMEOWNERS' ASSOCIATION, INC (Last Known Address: FIGURSKI, GERALD A. 8406 MASSACHUSETTS AVE., S-BI, NEW PT. RICHEY, FL 34653) MARCIAANN MCMANN (Last Known Address: 4722 Weasel Drive, New Port Richey, FL 34653) YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 19, PARK LAKES ESTATES, UNIT SEVEN, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 57, OF THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 4722 WEASEL DRIVE, NEW PORT RICHEY, FL 34653 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 12/1/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2010-08 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 this October 24, 2025 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Oct. 31; Nov. 7, 2025 25-02339P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CA002280CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; BRYAN A. KNOWLES, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; BRYAN A. KNOWLES, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; ROBERT PRESSON, AS POTENTIAL HEIR OF THE ESTATE OF MICHAEL
PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED; GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.; MEADOWOAKS MASTER ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): MEADOW OAKS MASTER ASSOCIATION, INC. (RESIDENCE UNKNOWN) ROBERT PRESSON, AS POTENTIAL HEIR TO THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED (RESIDENCE UNKNOWN) THE UNKNOWN HEIRS, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL PRESSON A/K/A MICHAEL DOUGLAS PRESSON, DECEASED

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA001636CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK JR. NICHOLAS A/K/A FRANK NICHOLAS, et al., Defendants. TO: Unknown Spouse of Arlene P. Widner f/k/a Arlene Magelitz 1523 6th Avenue W, Apt. 1111 Bradenton FL 34205 Unknown Spouse of Arlene P. Widner f/k/a Arlene Magelitz 1505 Karlo St. Sebring, FL 33875 Unknown Personal Representative of the Estate of Frank Jr. Nicholas a/k/a Frank Nicholas Last known address: Unknown Unknown Heirs, Beneficiaries and Devisees of the Estate of Frank Jr. Nicholas a/k/a Frank Nicholas 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 92, TANGLEWOOD TERRACE UNIT ONE, according to the plat thereof recorded in Plat Book 10, Pages 124 through 126, of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose
address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE NOVEMBER 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 13, 2025 (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Oct. 31; Nov. 7, 2025 25-02376P

FIRST INSERTION
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2025CA002689CAAXWS DIVISION: J2 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of William H. Brown a/k/a William Harold Brown, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); et al. Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of William H. Brown a/k/a William Harold Brown, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows: LOT 180, BLOCK D WOOD TRAIL VILLAGE UNIT THREE, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 67 THROUGH 69, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. more commonly known as 8925 Napa Loop, New Port Richey, FL 34653. 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 DECEMBER 1ST, 2025 and file the original with the clerk of this Court either before with 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the October 23, 2025. Nikki Alvarez-Sowles, Esq. Circuit and County Courts (SEAL) By: Haley Joyner Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-331925 FC01 RFT Oct. 31; Nov. 7, 2025 25-02344P

FIRST INSERTION
(RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 26, OF GREENSIDE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE(S) 41, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. a/k/a 13256 Precept Way, Hudson, FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before December 1st, 2025, a date which is within thirty (30) days after the first publication of this Notice 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. This notice is provided pursuant to Administrative Order No. 2.065. "IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY
ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711." WITNESS my hand and the seal of this Court this 22nd day of October, 2025. As Clerk of the Court (SEAL) By Haley Joyner As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 Oct. 31; Nov. 7, 2025 25-02341P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2023CA003698CAAXWS CADENCE BANK, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA BARNES A/K/A SANDRA ELISE BARNES, et al., Defendants. TO: Unknown Personal Representative of the Estate of Fredrick Barnes a/k/a Frederick Barnes Last known address: Unknown Unknown Heirs, Beneficiaries and Devisees of the Estate of Fredrick Barnes a/k/a Frederick Barnes 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 789, THE LAKES, UNIT FOUR, according to the plat thereof recorded in Plat Book 18, Pages 40 and 41, inclusive, of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days 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 DECEMBER 1ST, 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 23, 2025 Nikki Alvarez-Sowles, Esq. as Clerk of the Circuit Court of Pasco County, Florida (SEAL) By: Haley Joyner DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Oct. 31; Nov. 7, 2025 25-02346P

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. 2025CA002764CAAXES Navy Federal Credit Union Plaintiff, vs. Unknown Successor Trustee(s), as Trustee of The Nixon Family Trust dated May 10, 2024; Unknown Beneficiaries of The Nixon Family Trust dated May 10, 2024; Miriah Lenell Nixon; Lamar Dewayne Nixon Defendants. TO: Unknown Successor Trustee(s), as Trustee of The Nixon Family Trust dated May 10, 2024 and Unknown Beneficiaries of The Nixon Family Trust dated May 10, 2024 Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 12, BLOCK 14, CHAPEL CREEK VILLAGES 7 & 8, PHASES 1-3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE(S) 14 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919
Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before December 1st, 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 28th, 2025. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Haley Joyner As Deputy Clerk File# 25-F02235 Oct. 31; Nov. 7, 2025 25-02371P

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002454CAAXWS UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. MARISSA L. DAVIS, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ALLEN DAVIS A/KIA A. DAVIS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN MARISSA L. DAVIS 325 MAHONEY AVENUE, OAK VIEW, CA 93022 UNKNOWN SPOUSE OF MARISSA L. DAVIS 325 MAHONEY AVENUE, OAK VIEW, CA 93022 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOTS 9 AND 10, PALM SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 77, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street,
Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above - styled Court on or before December 1, 2025 or 30 days from the first publication, otherwise a Judgment may 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. WITNESS my hand and seal of said Court on the 29th day of October, 2025. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) By Shakira Ramirez Pagan Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-12690FL Oct. 31; Nov. 7, 2025 25-02378P

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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.	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: jrivera@hnh-law.com October 24, 31, 202525-02273P
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1660 IN RE: ESTATE OF CASEY J. DILLON Deceased.	The administration of the estate of CASEY J. DILLON, deceased, whose date of death was September 17, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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: LINDSEY GREGORY 1633 Bayfield Court Trinity, Florida 34655 Attorney for Personal Representative: JALEH LEE, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: paralegal@pascoelderlaw.com October 24, 31, 202525-02275P
SECOND 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
SECOND 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, 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. Cavnion, Esq., Attorney Florida Bar Number: 1038725 DeLoach, Hofstra & Cavnion, P.A. 8640 Seminole Boulevard Seminole, FL 33772 Telephone: (727) 397-5571 Fax: (727) 393-5418 E-Mail: eservice2@dhclaw.com Secondary E-Mail: mcavnion@dhclaw.com October 24, 31, 202525-02270P
SECOND 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 Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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. 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. 0234400 7920 US-19 Highway Port Richey, FL 34668 (address) Telephone: (727) 848-3404 October 24, 31, 202525-02271P

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO. 2025-CP-1423-CPAXES IN RE: THE ESTATE OF PATRICIA ANN WOOD Deceased.	Pasco County, Florida, Probate Division, the address of which is Government Center, Little Road, New Port Richey, FL 34656. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

SECOND 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.	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. 104-1 Land O' Lakes, FL 34639 Tel. (813) 897-0295 Email: office@gadielespinozalaw.com October 24, 31, 202525-02294P
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001605-WS IN RE: ESTATE OF JIM CLEVELAND RUSHING, JR., Deceased.	The administration of the estate of Jim Cleveland Rushing, Jr., deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in ss. 732.216-732.228, 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: Dawn C. Brensinger 28498 Sentinel Street Nobleton, Florida 34661 Attorney for Personal Representative: Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 LAW OFFICES OF JEFFREY A. HERZOG, P.A. 1805 Cypress Brook Drive, Ste 102 Trinity, Florida 34655 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com Secondary E-Mail: probate@jherzoglaw.com October 24, 31, 202525-02272P
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001144-CP-AXWS IN RE: ESTATE OF MICHAEL ROBERT HARBUCK, a/k/a Michael R. Harbuck, a/k/a Michael Harbuck, Deceased.	TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Juanita Jewell Gallops, deceased, File No. 2025-CP-001752 by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's death was June 10, 2025, that the total value of the estate is \$39,721.05 and that the names and addresses of those to whom it has been assigned by such order are: Charles Jefferson Gallops Jr. 36625 Lake Pasadena Rd. Dade City, FL ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS 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. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS October 24, 2025. Petitioner Charles Jefferson Gallops Jr. 36625 Lake Pasadena Rd. Dade City, FL 33525 Attorney for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No. 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: service@linslawgroup.com October 24, 31, 202525-02300P

SECOND 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.	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, 202525-02274P
SECOND 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.	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, 202525-02277P
FIRST INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PASCO COUNTY PROBATE DIVISION File No: 2025-CP-001752-CPAXES IN RE: ESTATE OF JUANITA JEWELL GALLOPS Deceased.	TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Juanita Jewell Gallops, deceased, File No. 2025-CP-001752 by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's death was June 10, 2025, that the total value of the estate is \$39,721.05 and that the names and addresses of those to whom it has been assigned by such order are: Charles Jefferson Gallops Jr. 36625 Lake Pasadena Rd. Dade City, FL ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate, other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS OR DEMANDS 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. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS October 24, 2025. Petitioner Charles Jefferson Gallops Jr. 36625 Lake Pasadena Rd. Dade City, FL 33525 Attorney for Petitioner D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No. 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: service@linslawgroup.com October 24, 31, 202525-02300P

--- ACTIONS / SALES ---

SECOND 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
SECOND 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 ---	
SECOND 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

SECOND 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

SECOND 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
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2025-CA-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 FL-FLV70B25465WC21. 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

SECOND 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
SECOND 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
SECOND 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	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. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. TDP File No. 23-013683-1 October 24, 31, 2025 25-02267P

--- ACTIONS / ESTATE ---

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. 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 A. 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 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			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 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			

SECOND 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			
SECOND 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			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1212 IN RE: ESTATE OF JOHN J. KLAPACH, SR. AKA JOHN JOSEPH KLAPACH, SR. Deceased. The administration of the estate of JOHN J. KLAPACH, SR. AKA JOHN JOSEPH KLAPACH, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE 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 THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property			
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 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-			
What is a public notice? A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. The West Orange Times carries public notices in Orange County, Florida. To publish your legal notice Email: legal@businessobserverfl.com			
THIRD 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. 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, 2025 25-02279P			
SECOND 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. KLAPACH, SR. AKA JOHN JOSEPH KLAPACH, SR. Deceased. The administration of the estate of JOHN J. KLAPACH, SR. AKA JOHN JOSEPH KLAPACH, 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 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 THIS NOTICE. The personal representative has no duty to discover whether any property			
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SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1212 IN RE: ESTATE OF JOHN J. KLAPACH, SR. AKA JOHN JOSEPH KLAPACH, SR. Deceased. The administration of the estate of JOHN J. KLAPACH, SR. AKA JOHN JOSEPH KLAPACH, 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 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 THIS NOTICE. The personal representative has no duty to discover whether any property			
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THIRD 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			

Q&A

What is a public notice?

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

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

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

IV18237_V10

SAVE TIME



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

FOURTH INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA002723CAAXES
DIVISION: Y
Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. John Aquila, Taylour Aquila and Found Money Recovery, LLC, Defendants.
TO: Taylour Aquila
415 S. Lawn Avenue
Coshocton, OH 43812
YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before NOVEMBER 10, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
Signed on this October 2, 2025.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller (SEAL) Deputy Clerk:
By: Shakira Ramirez Pagan
As Deputy Clerk
October 10, 17, 24, 31, 2025 25-02185P

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.