

PASCO COUNTY LEGAL NOTICES

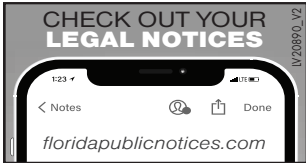
--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432	
Time: 09:00 AM	
Sale to be held at www.storage treasures.com.	
1140 - Rowles, Lori; 1210 - Grady, Chris; 1232 - Harris, Terrence; 2119 - Stump, Christian; 2218 - Honecker, Tina; 3240 - Tello Stanley Insurance LLC Tello, James; 6016 - velez, sam; 7012 - clark, Selena; 7026 - Davis, Daniel; 7039 - clark, Patricia	
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376	
Time: 10:00 AM	
Sale to be held at www.storage treasures.com.	
01018 - Grassi, Deanna; 01060 - Mitchell, Ebonnee; 02124 - Young, Elizabeth; 03123 - Schlechty, Ashley; 03128 - Mosley, Jerry; 03129 - Camacho, Ricardo; 03139 - Ray, Michael; 03182 - Cruz, Ashlie; 04003 - Velazquez, Victor; 04011 - Ramos, Amaya; 04066 - Nicoletti, Soledad; 04097 - denton, kikelomo d; 04111 - alvarez, imani; 04185 - Henderson, Kemuel; 04201 - Lewis, Mercedes	
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632	
Time: 10:15 AM	
Sale to be held at www.storage treasures.com.	
062 - Boyd, Rachel; 150 - Brown, Aaron; 204 - drake, Joseph; 257 - Gegenheimer, Jacob; 272 - Squires-carlson, Christina; 281 - Antonio-Weldon, Tracey; 310 - Melvin, Steven	
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578	
Time: 10:45 AM	
Sale to be held at www.storage treasures.com.	
11021 - sprague, gail; 11065 - Guzman, Judith Ann; 11085 - Applin, Kelly; 11094 - Rivera, Sherri; 11180 - Wallace, Christine; 11218 - sprague, gail; 11281 - Oquendo, Daniel; 11289 - Thibault, Cody; 11292 - Adolph, Elizabeth; 11298 - Duke, Angelina; 12041 - Nelson, Mary; 12047 - komorowski, Stephanie; 12060 - Rosado, Amanda; 12095 - Smith, Dylan; 12115 - Calma, Amy; 12129 - Furlong, Rheilly; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12177 - Santiago, Victor; 12230 - Woods, Shana N; 12268 - Taylor, Jayden; 13008 - Clower, Dawn; 13050 - Toro, Oscar; 13080 - Carver, April; 13121 - jackson, toby; 13179 - Vitale, Joseph; 13206 - Bushard, Sarah; 13305 - Collins, Jacquise; B163 - Scott, Danielle; B174 - Reale, Michael A; B211 - Demarchi, Gordon Edward; B231 - kelly, Kaily; B250 - Granberg, Corinne; C102 - Green, Raneshae; C236 - Ross, Devina; C255 - Evans, Ronald; C261 - Harrison, Anita; C350 - Ferst, Dannielle; C369 - Conklin, Randy; C377 - Giraldo Gonzalez, Jhonny; D142 - Fahrer, Robert; D212 - Johnson, Khalilah; D255 - Huber, James; P139 - goad, anthony	
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392	
Time: 11:30 AM	
Sale to be held at www.storage treasures.com.	
1212 - diaz, michael; 1330 - Hoyt, Reese; 1707 - Lay, Jeffery	
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429	
Time: 11:45 AM	
Sale to be held at www.storage treasures.com.	
A0021 - Schultz, Colleen; A0044 - manzi, Robin; E1113 - Meyers, William; E1118 - Brock, Autumn; E1131 - Hackett, Evelyn; E1135 - Drake, Alyssa; E1168 - Whipkey, Heather; E1203 - skogman, Barbara; E1204 - Durham, Barry; E2237 - Quiles, Oscar Class; E2245 - Bermudez, Angelica; E2285 - Adjei, Lindsey; E2326 - Young, Kristin	
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059	
Time: 12:00 PM	
Sale to be held at www.storage treasures.com.	
0A114 - Cruz, Romeo; 0A160 - Popovich, George; 0A219 - Tucker, Erica; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B002 - Popovich, George; 0B032 - Alligood, Amy; 0B039 - Mcgovern, Brittney; 0B043 - Glade, Constance; 0C005 - Rozier, Steven; 0C044 - Nunez, Gabriele; 0D001 - Popovich, George; 0E069 - Breitsprecher, Michael; 0E115 - Knox, Tracy; 0E121 - Brock, Sarah; 0E157 - Maldonado, Jennifer; 0E171 - Kerr, Sean; 0E243 - Menech, Nicole	
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911	
Time: 12:15 PM	
Sale to be held at www.storage treasures.com.	
001 - Pelletier, Gregory; 041 - christopher, Matthew; 048 - Willis, Louellen; 072 - Johnson, Akira; 087 - Collins, Alexis; 101 - Kalland, Jordan; 130 - Akers, Holly; 138 - Meyer, Robert; 146 - Leone, Tina; 150 - Meyer, Robert; 177 - Horn, Matthew; 189 - Dillon, Jasiya; 192 - hall, Stephen; 199 - Franco, Richard; 202 - valencia, gina; 214 - Wilson, Paul; 265 - christopher, Matthew; 270 - brewer, John; 310 - Shaffer, Cathy; 405 - Mothers of Minors Inc Clark, Andrea; 413 - McIntosh, Michael; 452	
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059	
Time: 12:30 PM	
Sale to be held at www.storage treasures.com.	
1004 - Bacon, Joseph; 1044 - Larocca, Michael; 1047 - Corazza, Paul; 1105 - Cobb, Cameron; 1181 - Hicks, Ashley; 1200 - gonzales, Michael; 2009 - Browning, Kyle; 2014 - Perez, Desmond; 2049 - Moore, Morgan; 2071 - Russo, Gina; 2105 - Zalneraitis, Melinda; 2167 - Macchio, Wendy; 2228 - Gorr, Stacy; 2261 - Smith, Dana; 2279 - nelson, John; 3001 - Chavez, Alina; 3025 - Lizotte, Joseph M; 3052 - Hrica, Heather M; 3131 - Christian, Gordon; 3156 - Valentino, Brianna; 3232 - Pate, Jozip; 3239 - Caldwell, Andrew J; 3279 - Winoker, Andrea; 3294 - Crossman, Greg; RV36 - Kudrna, Joseph	
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964	
Time: 12:40 PM	
Sale to be held at www.storage treasures.com.	
1133 - Torres, Stephanie; 2014 - Garcia, Brittany; 2050 - Yawger, Naja; 2115 - Garcia, Russell; 2243 - Keister, John; 3059 - Desaulniers, Dec	
PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245	
Time: 01:15 PM	
Sale to be held at www.storage treasures.com.	
D007 - Vickers, Thomas; D019 - Vickers, Thomas; I017 - Pittman, Alexandra; M014-19 - Johnson, Joseph	
PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254	
Time: 01:30 PM	
Sale to be held at www.storage treasures.com.	
0107 - Lewis, Adriana; 0108 - Carpenter, Tonya; 0142 - Ulm, Amy; 0144 - NATHANI, AMIN BAHADURALI; 0200 - Cassidy, John; 0201 - Vanwinkle, Joseph; 0205 - Carr, Destiny; 0206 - Miranda, Nevaeh; 0219 - Logan, Hunter; 0225 - Lake, Iliyana; 0237 - Natale, Laurel; 0243 - Owsley, Matthew; 0250 - Griffith, Kimberlee; 0301 - Goins, Thomas; 0305 - Jackson, Julie; 0311 - Alexander, Tiffany; 0503 - DuBose, Danny; 0505 - Gates, Darrel; 0506 - Brown, Brandon; 0517 - Geddarney, Peggy; 0519 - luter, carla; 0529 - Fucheck, Joseph; 0531 - LADNER, SHERRI K; 0537 - Lofsten, Jon; 1012 - Petruzzo, Michael; 2037 - Roundtree, Shaniya; 2039 - Monfred, Ian; 2060 - Sykes, Crishonda; 3011 - Lane, Barbara; 5024 - Varn, Tyler; A029 - Garman, Holly; A058 - rogers, keith; A065 - Mendez, Juan; A078 - Warnock, Rocky; A085 - Varley, Roger; A094 - Carson, Herman	
PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041	
Time: 01:45 PM	
Sale to be held at www.storage treasures.com.	
0114 - Kemp, Jason; 0204 - Watson, Renee; 0312 - Lopez, Carmen; 0509 - Sterling, Latavia; 0511 - Matthews, Arica; 0604 - Cabella, Lisa; 1105 - Harrison , David ; 1108 - Francis, Justin ; 1115 - Hamilton, Karl; 1116 - Hamilton, Karl; 1131 - Schermerhorn, Robert; 1133 - Peters, Katie; 1710 - Harrison, Daniel; 1722 - Smiley, Allison; 1804 - Boudreau, Ralph; 1809 - Thompson , Anthony; 1816 - Wiggins, Michael; 2324 - Derkowski, Stephen; 2516 - Wuestefeld, Amy; 2520 - Lester, Angela; 2543 - Mallard, Brian; 2552 - Derkowski, Stephen; 2553 - Urbina, Henry	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	
November 7, 14, 2025	25-02391P

FIRST INSERTION	
Notice of Public Sale	
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit: Unit 4045 – Shawnee Dawn Reed – HHG’s, etc. Unit 3003 – Patrick Mulvihill – HHG’s, Tools, etc. The sale of property will be held at auction and advertised 11/21/25 and ending 11/28/25 online with www.storage treasures.com. Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667. Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.	
November 7, 14, 2025	25-02417P

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 929506 from VOPH Master Development Corp. 4065 Crescent Park Drive Riverview, FL 33578. Application received: 11/4/2025. Proposed activity: residential subdivision. Project name: Pasadena Ridge Phase 3. Project size 147.90 acres Location: Section(s) 20,21, Township 25 South, Range 21 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.water matters. 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.water matters. 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.	
November 7, 2025	25-02419P

FIRST INSERTION	
Effective Oct. 30, 2025, Marcella Perez Jones, DO, will no longer be providing care at Optum.	
Patients of Dr. Perez Jones may continue care at Optum – Zephyrhills.	
Patients can obtain copies of their medical record by:	
• Visiting wellmedhealthcare.com to	
send a request online	
• Downloading the release form to print and fax back to 1-817-514-7879	
• Mailing the form to: WellMed Health Information Management Dept. 909 Hidden Ridge Dr, Suite 300 Irving, TX 75038	
November 7, 14, 21, 28, 2025	25-02392P



FIRST INSERTION	
NOTICE OF BOARD OF SUPERVISORS MEETING	
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of the Estancia at Wiregrass Community Development District (“District”) will hold a Board of Supervisors meeting on Tuesday, November 18, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.	
The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District’s website at https://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.	
Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager’s Office at (813) 344-4844 or rmegrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager’s Office in advance to facilitate consideration of such questions and comments during the meetings.	
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.	
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Richard McGrath, District Manager Governmental Management Services – Tampa, LLC	
November 7, 2025	25-02394P

FIRST INSERTION	
HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF MEETING	
Notice is hereby given that the Board of Supervisors (“Board”) of the Harvest Hills Community Development District (“District”) will hold a Regular Meeting on November 18, 2025 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.	
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 from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager’s office at (561) 571-0010 during normal business hours or by visiting the District’s website at https://harvesthillscdd.net/.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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	
November 7, 2025	25-02395P

FIRST INSERTION	
PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING	
Notice is hereby given that the Board of Supervisors (“Board”) of the Parkview at Long Lake Ranch Community Development District (“District”) will hold a regular meeting on November 17, 2025 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, Florida 33558 for the purpose of considering any business that may properly come before it.	
The meeting is open to the public and will be conducted in accordance with the provision of Florida law. 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 from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal hours or by visiting the District’s website, http://www.parkviewat-longlakeranchcdd.net/.	
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the 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	
November 7, 2025	25-02397P

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 927715 from Avalon Park West HOA 5322 Primrose Lake Circle Suite C Tampa, FL 33647. Application received: 10/07/2025. Proposed activity: residential subdivision. Project name: Avalon Park West-North Phase 1A & Amenity Center. Project size 30.00 acres Location: Section(s) 11,12, Township 26 South, Range 20 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.water matters. 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.water matters. 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.	
November 7, 2025	25-02418P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING 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.

A public hearing will be conducted by the Board of Supervisors of the District on December 16, 2025, at 6:00 p.m. at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida 33543, relative to the adoption of the Amenity Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Amenity Rules will not require legislative ratification.

The proposed rates include:

USER RATES AND FEES	
Non-Resident Annual User Fee	\$7,106.32
Access fob/card New & Replacement Fee	\$50.00
Lease Application Fee	\$25.00

RENTAL FEES, DEPOSITS, DAMAGE TO PROPERTY AND RULE AND POLICY VIOLATIONS	
Complimentary Usage of Club Room/Meeting Room Deposit	\$250.00
Club Room/Meeting Room Rental Fee before 8pm	\$300.00 for up to 4 hours, and \$50.00 per hour thereafter for a maximum 6 hour rental
Club Room/Meeting Room Rental Fee between 8 pm to 10pm	\$100.00 per hour
Club Room/Meeting Room Rental Deposit	\$250.00
Club Room/Meeting Room Rental Cleaning Fee	\$100.00
Club Room /Meeting Room Rental Extra Time Fee	\$100.00 per hour or any portion thereof
Pavilion Rental Fee	\$100.00 (3 hours maximum)
Pavilion Rental Deposit	\$250.00
Pavilion Rental Cleaning Fee	\$100.00
Pavilion Rental Extra Time Fee	\$100.00 per hour or any portion thereof
Property Damage Reimbursement	Actual Cost
Administrative Reimbursement for Policies Violation	Up to \$500.00

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’ 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 specific grant of rulemaking authority for adoption of the Amenity Rules includes Sections 190.011(5), 120.54 and 120.81, Florida Statutes. The specific law implemented in the Amenity Rules include but are not limited to 190.035(2).

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Amenity Rules. 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.

The proposed rates may be amended at the public hearing pursuant to discussion by the Board and public comment. For more information regarding the public hearing, the Amenity Rules, or for a copy of the Amenity Rules and the related incorporated documents, if any, please contact the District Manager, c/o Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Ph: (813)344-4844 (“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. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that 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, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

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

Richard McGrath
District Manager
November 7, 202525-02393P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Smile Like Mason Fox Foundation located at 3785 Morgons Castle Court in the City of Land O Lakes, Pasco County, FL 34638 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Pasco, Florida, this 4th day of November, 2025.
Leslie Fox
November 7, 202525-02402P

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jackson Hewitt Tax Service located at 4507 Cedarbrush Dr., in the County of Pasco, in the City of Dallas, TX 75229 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Pasco, Florida, this 25 day of October, 2025.
Emily Laverty & Epiphany Southeast LLC
November 7, 202525-02401P

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Ryan Steiss / MOVES MANAGED SERVICES INC will engage in business under the fictitious name HOMEWARD VET, FLORIDA, with a physical address 1552 Crossvine Ct Trinity, FL 34655, with a mailing address P.O. Box 2592 Davidson, NC 28036, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
November 7, 202525-02400P

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 2025 CP 1698 IN RE: ESTATE OF JOHN ANTHONY GIORGIANI, Deceased.
The administration of The Estate of John Anthony Giorgiani, deceased is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent’s estate including unmatured, contingent or unliquidated claims on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS (30) AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or
demands against the decedent’s estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 7, 2025.
Personal Representative ANGELA G. HARRIS 2635 37th St E Palmetto, FL 34221 Attorney for Personal Representative WILLIAM H. MEEKS, JR. Florida Bar No: 0278191 1429 60TH Avenue West, Suite 300 Bradenton, Florida 34207 941-755-2674 Attorney for Personal Representative whmatty@aol.com
November 7, 14, 202525-02422P

FIRST INSERTION
NOTICE TO CREDITORS RE: JANET D. HARTMAN, Deceased
RE: CONSTANCE M. CLARK, Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled WERTS & CLARK TRUST Dated MAY 22, 2009.
The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent’s Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is November 7, 2025.
Breanna Blaise Care, Trustee 11952 Thorncrest Drive, Spring Hill FL 34610 (727) 871-4921
November 7, 14, 202525-02413P

FIRST INSERTION

NOTICE OF BOARD MEETING
LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT

The Lakeshore Ranch Community Development District Audit Committee will meet on Tuesday, November 18, 2025, at 6:00 PM at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O’Lakes, FL 34638. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting and a closed security session of the Lakeshore Ranch Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District’s website at https://www.lakeshoreranch.net. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager’s Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager’s Office in advance to facilitate consideration of such questions and comments during the meeting.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District’s security system. The closed session is scheduled to begin at 6:30 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
November 7, 202525-02396P

FIRST INSERTION

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors (“Board”) for the Waters Edge Community Development District (“District”) will hold their Board meeting on November 20, 2025, at 3:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, Florida. At the meeting, the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or via emailing lcastoria@rizzetta.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meetings is advised that they will need a record of the proceedings and that accordingly, they 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.

Lisa Castoria
District Manager
November 7, 202525-02424P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF
BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bexley Community Development District will hold a meeting on November 19, 2025, at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O’Lakes, Florida 34638. The Board of Supervisors of the District will hold its regular 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 Rizzetta & Company, 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.

Lisa Castoria
District Manager
November 7, 202525-02423P

FIRST INSERTION
NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on November 25, 2025, for Castle Keep Mini Storage - Hudson at www.StorageTreasures.com bidding to begin on-line November 14, 2025, at 6:00am and ending November 25, 2025, at 12:00 pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
NameUnit
Chad H. BreierG004
Kim DyeE016
John JasinskiB001
Lacie A. SnyderI402
November 7, 14, 202525-02403P

FIRST INSERTION
NOTICE OF PUBLIC SALE
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on November 25, 2025, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin on-line November 14, 2025, at 6:00am and ending November 25, 2025, at 12:00 pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.
NameUnit
Kalliopi Lempidakis193
Stephanie D. Lookabaugh131
Joseph R. Stevens237
Margarita Palma Bernal303
November 7, 14, 202525-02404P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on November 22, 2025, at the times and locations listed below.

Units contain general household goods unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. Start: November 22, 2025 05:00 AM EST

End: December 1, 2025 5:00 PM EST
Location: 7215 Ridge Rd., Port Richey, FL 34668
Bidding: All bidding will take place online at bid13.com
C88 Nathan Carreras
C49 Shantrell Mitchell
B46 Christina Pena
D16 Eduard Blanco
C103 Alba Portilla
E101 Travis Williams
November 7, 14, 202525-02416P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on 12/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. NAME: JERRY’S AUTO BODY SOLUTIONS CORP
KNAFE1217551557872005 KIA
1268.92 TEL:813-697-1791 MV#: MV-111556 LOCATION: 3645 NEW RIVER ROAD WESLEY CHAPEL, FL 33543/
November 7, 202525-02398P

FICTITIOUS NAME NOTICE

Notice is hereby given that Chez Sa LLC, owner, desiring to engage in business under the fictitious name of Abela Story located at 13023 Payton Street, Odessa, Florida 33556 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 7, 202525-02399P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001461WS
IN RE: ESTATE OF Lillian Ann Kuryнка Deceased.

The administration of the estate of Lillian Ann Kuryнка, deceased, whose date of death was February 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 7, 2025.

Personal Representative:
Kenneth Kuryнка
9735 Sandstone Lane
Port Richey, Florida 34668
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
November 7, 14, 202525-02389P

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2025CC005038CCAXES
NHC-FL104, LLC d/b/a Baker Acres RV Resort, Plaintiff, vs. CORY DERRICK BRAMLETT and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES Defendant(s).
TO: Cory Derrick Bramlett
1317 H HWY
Myrtle, Missouri 65778

YOU ARE NOTIFIED that a Declaratory Action as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:
7915 Jeff Davis Drive Lot No. 253
Zephyrhills, Florida 33540
and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiffs attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON

OR BEFORE DECEMBER 8TH, 2025 WHICH IS WITHIN FOUR CONSECUTIVE WEEKS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

NOTICE: 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 Jury Administration at 7530 Little Road, New Port Richey, Florida 34656-0338; Telephone: 727-847-8044 within two (2) working days of the receipt of your summons; if you are hearing or voice impaired, call 1-800-955-8771.

Dated: November 4, 2025.

Nikki Alvarez-Sowles,
Pasco County Clerk of Court
By: Haley Joyner
Deputy Clerk
November 7, 14, 21, 28, 2025
25-02405P

FIRST INSERTION

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

CASE NO.: 2025CA002766
ONSLOW BAY FINANCIAL, L.L.C., Plaintiff, VS. THE ESTATE OF GREGG KESSLER, DECEASED; et al., Defendant(s).
TO: The Estate of Gregg Kessler, Deceased Last Known Residence: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PASCO County, Florida:
LOT 110, BLOCK 23, MIRADA PARCEL 16-1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 80, PAGES 84 THROUGH 90, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before December 8th, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on October 31st, 2025.

As Clerk of the Court
By: Shakira Ramirez Pagan
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1184-2680B
Ref# 13045
November 7, 14, 2025
25-02385P

FIRST INSERTION

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

CIVIL DIVISION
Case No.: 24-CA-3097
CITY OF NEW PORT RICHEY, Plaintiff, v. BON-STAR INTERNATIONAL, INC., A FLORIDA CORPORATION, Defendant(s),
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated October 9, 2025 and entered in Case No. 24-CA-3097 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 Bon-Star International, Inc., a Florida Corporation 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 10, 2025 the following described properties set forth in said Final Judgment to wit:
The South 370 feet of the North 1/2 of Tract 60, Section 33, Township 25 South, Range 16 East, Port Richey Land Company, according to plat thereof as recorded in Plat Book 1, Page 60, less and except the East 25 feet for Right-of-Way, of the Public Records of Pasco County, Florida.
Property No.: 33/25/16/0070/06000/0010
Address: 7121 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 29, 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
Matthew D. Weidner, Esq.
Florida Bar No. 185957
November 7, 14, 2025
25-02387P

FIRST INSERTION

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

CASE NO: 2025CC005322CCAXWS
SHADOW RUN COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BRIAN DAVID COBLE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: BRIAN DAVID COBLE

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, STAGECOACH PROPERTY OWNERS ASSOCIATION, INC., herein in the following described property:
Lot 82, Less the North 0.67 feet thereof; together with the North 2.67 feet of Lot 83, SHADOW RUN, UNIT 2, according to the plat thereof, recorded in Plat Book 24, Page(s) 33, 34 and 35, of the Public Records of Pasco County, Florida. With the following street address: 12519 Hollybrook Lane, Hudson, Florida, 34669

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before 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. DUE ON OR BEFORE DECEMBER 8TH, 2025

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

WITNESS my hand and the seal of this Court on November 4, 2025

Nikki Alvarez-Sowles, Esquire
Clerk and Comptroller (SEAL)
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
November 7, 14, 2025
25-02406P

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 #: 2025CA003176CAAXWS
DIVISION: J2
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Stuart Lee Bahler a/k/a Stuart L. Bahler, 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 Stuart Lee Bahler a/k/a Stuart L. Bahler, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:
LOT 576, SEVEN SPRINGS HOMES, UNIT THREE-B, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

more commonly known as 3205 Covina Street, New Port Richey, FL 34655.

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 8TH, 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 November 3, 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
25-333928 FCol RFT
November 7, 14, 2025
25-02407P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2024-CA-003184
EPPELSON SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LOUIS CARAVANA, JR., et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated October 10, 2025 , in Case No.: 2024-CA-003184 of the Circuit Court in and for Pasco County, Florida, wherein EP- PERSON SOUTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LOUIS CARAVANA, JR., et al., is/are the Defendant(s). Nikki Alvarez-Sowles, Esquire, the Clerk of Court for Pasco County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.pasco.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 12/8/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 4, Block 22, EPPELSON NORTH VILLAGE C-1, according to the plat thereof, as recorded in Plat Book 81, Page(s) 90 through 97, 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. 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: November 3, 2025

By: /s/Chad Sweeting
Chad Sweeting, Esquire
Florida Bar No.: 93642
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
November 7, 14, 2025
25-02386P

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 2025CA002914CAAXWS
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES BURK AKA JAMES L. BURK AKA JAMES LEE BURK, DECEASED, et al, Defendant(s).
To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES BURK AKA JAMES L. BURK AKA JAMES LEE BURK, DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

UNIT G, BUILDING 49, OF TAHITIAN GARDENS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 8. PAGE 106. AND AS FURTHER DESCRIBED IN THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 326, PAGE 509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. A/K/A 4371 TAHITIAN GAR-

DENS CIR HOLIDAY FL 34691
has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before DUE ON OR BEFORE 12/08/2025

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

****See the 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 or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this court on this 19 day of August 2025.

Clerk of the Circuit Court (SEAL) By: Haley Joyner
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna- 25-010935
November 7, 14, 2025
25-02388P

Who benefits from legal notices?

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

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

LV18227_V13

How much do legal notices cost?

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

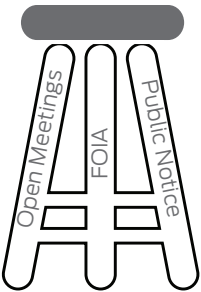
The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

LV18227_V26

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

SECOND 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	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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
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SECOND 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	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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	SECOND INSERTION 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
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--- ESTATE ---

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	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
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--- ESTATE ---

SECOND INSERTION 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	SECOND INSERTION 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. 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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. 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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	SECOND INSERTION 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
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Business Observer

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--- TAX DEEDS ---

SECOND 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	SECOND 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 #: 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	SECOND 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	SECOND 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	SECOND 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	SECOND 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
SECOND 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	SECOND 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	SECOND 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	SECOND 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	SECOND 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	SECOND 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
SECOND 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	SECOND 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	SECOND 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	SECOND 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 N08DEG 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	SECOND 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	SECOND 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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--- SALES ---		
SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 25-CC-6440 QX13, LLC, a Florida limited liability company, Plaintiff, v. APEX LAND HOLDINGS, LLC, as Trustee of the Florida No. 10921 Land Trust Defendant. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on October 21, 2025 in Case No. 25-CC-6440 in the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein QX13, LLC, a Florida limited liability company is the Plaintiff and APEX LAND HOLDINGS, LLC, as Trustee of the Florida No. 10921 Land Trust is the Defendant. The Clerk of the Court will sell to the highest bidder for cash at www.pasco.realforeclose.com on November 13, 2025 at 11:00 a.m. the following described real property: Lot 493 HOLIDAY HILL ES-TATES UNIT FOUR, according to the map or plat thereof as recorded in Plat Book 11, Page 55, of the Public Records of Pasco County, Florida More commonly known as: 10921 Queens Road, Port Richey, FL 34668 Any person claiming an interest in the		
SECOND INSERTION		
surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. /s/ Adam J. Knight Adam J. Knight, Esq. Knight Firm LLC 503 E. Jackson St., Suite 235 Tampa, FL 33602 Telephone: 813.358.1144 aknight@knightfirm.com Fla. Bar. No. 69400 Attorney for Plaintiff Oct. 31; Nov. 7, 2025 25-02343P		
SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 001278 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES., DONNA D. MOLLINEAU; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RONNIE JOSEPH; RAPHAEL PADMORE, JR. A/K/A RALPH PADMORE, JR. A/K/A RALPH PADMORE; WANDA SIMPSON; KAYE SAMUEL; GARY FRANCIS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 8, 2025 in Civil Case No. 2024 CA 001278, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES.; DONNA D. MOLLINEAU; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RONNIE JOSEPH; RAPHAEL PADMORE, JR. A/K/A RALPH PADMORE, JR. A/K/A RALPH PADMORE; WANDA SIMPSON; KAYE SAMUEL; GARY FRANCIS; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,		
SECOND INSERTION		
WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on December 10, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1434, REGENCY PARK UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 21st day of October, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman Date: 2025.10.21 14:07:29 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-1178B Oct. 31; Nov. 7, 2025 25-02336P		
SECOND INSERTION		
AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CA001447CAAXWS AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO; VERONICA PHILLIPS; COLLEEN SMITH; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclo-		

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sure dated May 23, 2024, and entered in Case No. 2025CA001447CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein AVAIL 3 LLC, a Delaware limited liability company is the Plaintiff and THE HEIRS AND OR DEVISEES OF ELEANOR RIZZO; VERONICA PHILLIPS; COLLEEN SMITH; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; Defendant(s). Lot 443, GULF HIGHLANDS UNIT THREE, according to		
the Plat thereof, as recorded in Plat Book 12, Page 58, of the Public Records of Pasco County, Florida. With a street address of: 11539 Meredith Lane, Port Richey, FL 34668 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 BEFORE THE CLERK OF COURT 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 EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FLORIDA 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FLORIDA 34654, (727) 947-8028(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 October 23, 2025. /s/ Vivian A. Jaime, Esq. Florida Bar No. 714771 RITTER, ZARETSKY, LIEBER & JAIME, LLP 28005 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Telephone: (305) 372-0933 Email: Vivian@rzllaw.com Oct. 31; Nov. 7, 2025 25-02345P		

SECOND 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 Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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, including unmaturred, 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 FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221I. 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

SECOND 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. Thomas 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 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. 732.221I, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 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

SECOND 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

THIRD 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 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 Collins, 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 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. 732.221I, 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 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@atauselaw.com Secondary E-Mail: ashley.cribbis@atauselaw.com Oct. 31; Nov. 7, 2025 25-02349P

SECOND 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 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.

SECOND 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 Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221I. 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

THIRD 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 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 Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221I, 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 31, 2025. Personal Representative: Marcia Mcmann 4722 weasel drive New port richey, 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

SECOND INSERTION	
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. 732.221I, 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 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

SECOND INSERTION	
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 25-02358P	

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

SECOND 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 TRIPPEDI 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 Trippedi, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was August 21, 2025; that the total value of the estate 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is October 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@elderlawcenter.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

ACTIONS

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. 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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. 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

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

--- PUBLIC SALES ---

SECOND 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.

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.
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 ---

SECOND 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

SECOND 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

SECOND 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

Q&A

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V3

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.