

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

The Acacia Fields Community Development District (“District”), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District’s capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (“Applicant”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“Qualification Statement”) of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant’s professional personnel; (b) the Applicant’s willingness to meet time and budget requirements; (c) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant’s headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by Noon 12:00 p.m. on September 15, 2025, to the attention of Scott Brizendine, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 sbrizendine@rizzetta.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Scott Brizendine, District Manager at sbrizendine@rizzetta.com .

Scott Brizendine, District Manager
August 29, 202525-01803P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District’s Final Agency Action is approval of the alteration of an existing Surface Water Management System on 228.83 acres to serve the residential project known as Connorton Village 3 Phase 2A, 2B, & 2C. The project is located in Pasco County, Section(s) 19,30, Township 25 South, Range 19 E. The permit applicant is Lennar Homes LLC, 4301 W Boy Scout Blvd, Suite 600, Tampa, FL 33607. The Permit No. is 43023534.084.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s final action in this matter is not available prior to the filing of a request for hearing.
August 29, 202525-01806P

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 KC Celebration Services located at 22226, Storybook Cabin Way in the City of Land O Lakes, Pasco County, FL 34637 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 20th day of August, 2025.
Stracticle Group LLC
August 29, 202525-01813P

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 True Healing Chiropractic located at 5420 LAND O LAKES BLVD SUITE 105 in the City of LandoLakes, Pasco County, FL 34639 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 25th day of August, 2025.
Justin Tello DC PA
August 29, 202525-01814P

FICTITIOUS NAME NOTICE

This notice is hereby given that Fern Wellness Inc., owner, is desiring to engage in business under the fictitious names of Degree Wellness Lutz, in Pasco Co., Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
August 29, 202525-01812P

FIRST INSERTION
NOTICE OF RULEMAKING FOR THE
AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT
(PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Avalon Park West Community Development District (“District”) hereby gives the public notice of its intent to promulgate a rule entitled Rules Relating to Parking on District Property (“Proposed Rule”). The Proposed Rule number is PARKING-2025-1. Prior notice of rule development was published in the Business Observer on August 22, 2025. A public hearing will be conducted by the Board of Supervisors of the District on September 26, 2025, at 11:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule includes the District’s right to impose a fine up to \$1,000 plus attorney’s fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, sanchezj@whhassociates.com, (561) 571-0010.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041, Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, 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 hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager’s Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Jamie Sanchez
District Manager
August 29, 202525-01804P

FIRST INSERTION

APC Towers, LLC is proposing to construct a 199-foot overall height monopole telecommunications structure located at 5646 Pat Road, Wesley Chapel, Pasco County, Florida (28° 14' 22.5" N, 82° 18' 58.6" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

APC Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places under National Historic Preservation Act Section 106. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC’s National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC’s website. Refer to File No. A1327759 when submitting the request and to view the specific information about the proposed action. 25-003245/PEW
August 29, 202525-01807P

FIRST INSERTION
Affordable Secure Storage – Hudson
Public Notice
Notice of Sale

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

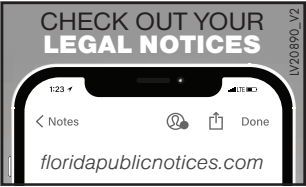
Unit B10 - D. Rodriguez
Unit P04 - D. Rodriguez
Unit N10 - A. Brudnicki
Unit A02 - M. Trentacoste
SALE NOTICE

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE September 13 2025 AT OR AFTER: 11:00 A.M.
Aug. 29; Sep. 5, 202525-01809P

FIRST INSERTION

Pursuant to Section 715.109 Florida Statutes, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1978 Pontiac Park Model, ID number 2J37Y8A131169 and the contents therein, if any, abandoned by previous owner and tenant, Christina Dufield on September 8, 2025, at 9:00am at 34408 State Road 54 West, Lot 170 Wesley Chapel, FL 33543
Aug. 29; Sep. 5, 202525-01808P



FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/12/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 COUN mobile home bearing vehicle identification number C26020416 and all personal items located inside the mobile home. Last Tenant: The Estate of Raymond Dean White, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Raymond Dean White, Unknown Party or Parties in Possession, Donna A. Maupin, as possible Heir, Erik Brian White, as possible Heir and Hope Skye White, as possible Heir. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-3494.
Aug. 29; Sep. 5, 202525-01841P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 9/15/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner CRAIG STEVEN DONTON 1975 Concord Hin CN033020M75D FL1536MS Title # 0091142900 sale to be held at Port Hudson Marina LLC 14333 Crabtrap Ct.Hudson Fl. 34667 vessel may be released prior to the Sale Port Hudson Marina LLC reserves the right to accept /reject any or all bids
Aug. 29; Sep. 5, 202525-01840P

FICTITIOUS NAME NOTICE

Notice is hereby given that Gemerson E Urdaneta Portillo, desiring to engage in business under the fictitious name of Alliance Tax Pro located at 2058 Stellar Brilliance Way, Lutz, FL 33558 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.
August 29, 202525-01815P

FIRST INSERTION
ASTURIA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ATTORNEY-CLIENT SESSION AND
REGULAR BOARD MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the Asturia Community Development District (“District”) will conduct an attorney-client shade session and a regular Board meeting at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on September 9, 2025, at 5:30 p.m. The attorney-client shade session is expected to start at 5:30 p.m. The regular Board meeting is expected to start at 6:00 p.m. or immediately after the conclusion of the District’s attorney-client shade session, whichever is later.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Asturia Community Development District v. RIPA & Associates, LLC, Case Number 2024-CC-005917-CCAX-WS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski; Heather Dilley, District Manager; Gary Schwarz, Field Manager; Susan Coppa; Jonathan Robert Tietz; Jesse Lamb; Samuel Whitten, Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

In addition to the closed attorney-client shade session, the Board will hold a regular Board meeting to discuss any business which may come before the Board. The meeting of the District’s Board is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place approved by the Board on the record at the meeting without additional publication of notice. A copy of the agenda for this meeting may be obtained from the offices of the District Manager, Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607; Phone: (813) 565-4663 (“District Office”), during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three business days before the meeting by contacting the District Manager at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at a 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
August 29, 202525-01810P

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District’s Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve agriculture activities on 40.96 acres known as Mitras Wetland Delineation. The project is located in Pasco County, Section(s) 5, Township 25 South, Range 18 East. The petitioner is JP Land Holdings LLC whose address i 1316 West Swann Ave. Tampa, FL 33606. The Petition No. is 916070/42048731.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District’s action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s final action in this matter is not available prior to the filing of a request for hearing.
August 29, 202525-01811P

FIRST INSERTION
Notice of Fiscal Year 2026 Meetings
Northwood
Community Development District

The Board of Supervisors of the Northwood Community Development District will hold the meetings for Fiscal Year 2026 at the Northwood Clubhouse, 27248 Big Sur Drive, Wesley Chapel, Florida 33544 on the third Monday of every month at 6:30 p.m. as follows:

October 20, 2024
November 17, 2024
December 15, 2024
January 19, 2025
February 16, 2025
March 16, 2025
April 20, 2025 (Budget Workshop)
May 18, 2025 (Approve Tentative Budget)
June 15, 2025
July 20, 2026 (Budget Public Hearing)
August 17, 2026
September 21, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

Christina Newsome
Manager
August 28, 202525-01842P

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

11/02/29

| --- TAX DEEDS --- | | | | |
|--|---|--|---|---|
| <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000159TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100696 Year of Issuance: 06/01/2022 Description of Property: 27-24-21-0260-00000-1750 MEREDITH HEIGHTS PB 2 PG 40 LOTS 175 & 176 Name(s) in which assessed: VANESSA TORRES All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01787P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000150TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That CERTMAX 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 #: 2102285 Year of Issuance: 06/01/2022 Description of Property: 35-25-20-0010-01700-0040 WATERGRASS PARCEL B-1, B-2, B-3 AND B-4 PB 61 PG 94 LOT 4 BLOCK 17 Name(s) in which assessed: MIRLAM JARVIS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01781P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000158TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2109501 Year of Issuance: 06/01/2022 Description of Property: 25-26-15-0770-00000-3700 TAHITIAN HOMES UNIT 5 PB 9 PG 125 LOT 370 Name(s) in which assessed: ESTANISLAO SANCHEZ All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01786P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000166TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100531 Year of Issuance: 06/01/2022 Description of Property: 22-24-21-0030-02100-0250 LAKE GEORGE PARK PB 4 PG 32 LOTS 25 & 26 BLOCK 21 Name(s) in which assessed: MIGUEL A 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 October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01794P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000167TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2106683 Year of Issuance: 06/01/2022 Description of Property: 12-25-16-0090-06300-0100 GRIFFIN PK B 2 P 78 & 78A LOT 10 & E 11 FT LOT 11 BLK 63 Name(s) in which assessed: ALFRED ROSADO All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01795P</div> |
| <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000163TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107121 Year of Issuance: 06/01/2022 Description of Property: 22-25-16-0990-00001-6640 EMBASSY HILLS UNIT 9 PB 14 PGS 98-99 LOT 1664 SUBJECT TO EASEMENT FOR R/W OVER WEST 17.50 FT THEREOF PER OR 1916 PG 1973 OR 6395 PG 555 Name(s) in which assessed: VMD INC VANESSA M DAZIO REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01791P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000156TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108647 Year of Issuance: 06/01/2022 Description of Property: 20-26-16-0270-00000-390A UNREC PLAT COLONIAL #4 AKA LOT 390A COM NW COR OF NE 1/4 OF NW 1/4 SEC 20 TH S 320 FT TH E 66 FT TH S 60 FT TH W 66 FT TH N 60 FT TO POB RB 736 PG 627 Name(s) in which assessed: RAYMOND LATINIK SARAH F LATINIK DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01785P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000172TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101814 Year of Issuance: 06/01/2022 Description of Property: 16-26-21-0010-08100-0000 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 NORTH 1/2 OF TRACT 81 IN SEC 16 SUBJECT TO AN EASEMENT FOR INGRESS-EGRESS & UTILITIES OVER NORTH 30 FT OF EAST 172 FT THEREOF OR 9094 PG 1110 Name(s) in which assessed: CAROL ANN TOWNS All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01798P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000169TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2100952 Year of Issuance: 06/01/2022 Description of Property: 04-25-21-0020-00000-0160 ELDRED SUB UNREC TA PLAT WEST 145.8 FT OF NORTH 76.09 FT OF SOUTH 981.41 FT OF EAST 331.57 FT OF NW1/4 OF NW1/4 AKA LOT 16 EXC RD R/W FOR SR 52 OR 3516 PG 218 Name(s) in which assessed: LEON ARHTUR HEMMINGER II LEON ARTHUR HEMMINGER II JULIE LYNN HEMMINGER All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01796P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000145TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2108442 Year of Issuance: 06/01/2022 Description of Property: 18-26-16-0000-00100-0010 THE NORTH 145 FT OF FOLLING DESCRIBED PARCEL OF PROPERTY: THE SOUTH 2/3 OF WEST 140 FT OF EAST 281.42 FT OF S7/20 OF E 1/2 OF SW 1/4 OF NE1/4 OF SEC OR 8784 PG 1979 OR 8903 PG 3063 Name(s) in which assessed: THOMAS E LONES RACHEL LONES ESTATE OF RACHEL LONES DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01777P</div> |
| <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000155TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101431 Year of Issuance: 06/01/2022 Description of Property: 09-26-21-0070-00000-1960 SANDALWOOD MOBILE HOME COMMUNITY PB 23 PGS 149-150 LOT 196 OR 9754 PG 1691 Name(s) in which assessed: DAVID KING All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01784P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000164TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100215 Year of Issuance: 06/01/2022 Description of Property: 26-23-21-0000-01700-0000 NORTH 60 FT OF SOUTH 300 FT OF SW1/4 OF NW1/4 OF NE1/4 W OF RR LESS WEST 80 FT THEREOF Name(s) in which assessed: ISAIAH STEWART All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01792P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000175TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101837 Year of Issuance: 06/01/2022 Description of Property: 17-26-21-0010-08700-0011 ZEPHYRHILLS COLONY COMPANY PB 2 PG 1 SOUTH 1/2 OF EAST 1/2 OF TR 87 Name(s) in which assessed: CLAY WILLIAM VETZEL All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01801P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000152TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100079 Year of Issuance: 06/01/2022 Description of Property: 05-26-22-0000-02100-0036 ZEPHYRHILLSUNREC SUB LOT 10 DESC AS BEG AT NW COR OF SEC 5 TH S89DEG 42'14"E 875.04 FT TH S00DEG 49'41"W 250.01 FT TH N89DEG 42'14"W 917.39 FT TO ELY RIGHT-OF WAY LINE OF ELWOOD ROAD (COUNTY ROAD 54A) TH ALG SAID RIGHT OF WAY LINE N00DEG 13' 19"E 249.90 FT TH LEAVING SAID RIGHT-OF-WAY LINE S89DEG 49'50"E 45.00 FT TO POB OR 3684 PG 1146 Name(s) in which assessed: MONICA MCMACKIN ROBERT J MCMACKIN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01782P</div> | <div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000165TDAXXX</div> <div>NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100304 Year of Issuance: 06/01/2022 Description of Property: 27-23-21-0040-02800-0010 BANKSTONS ADDITION PB 1 PB 43 EAST 1/2 OF LOTS 1 & 4; AND LOTS 5 6 7 & 8 ALL IN BLOCK 28 OR 445 PG 545 Name(s) in which assessed: JESTINE BLACK ELIZA LEWIS ESTATE OF ELIZA LEWIS DECEASED J D LEWIS WILLIE SERMON TIMMYA J LEE JOANNE 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 October 02, 2025 at 10:00 am. August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025 25-01793P</div> |

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L202606_V21

First Insertion

Notice of Application for Tax Deed 2025XX000171TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2103785
Year of Issuance: 06/01/2022
Description of Property: 23-26-18-0080-00800-0300
STONEGATE PHASE 1 PB 56 PG 041 BLOCK 8 LOT 30
Name(s) in which assessed: KIRAN KHAN
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 02, 2025 at 10:00 am.
August 20, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 29; Sep. 5, 12, 19, 2025
25-01802P

First Insertion

Notice of Application for Tax Deed 2025XX000141TDAXXX

NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2107479
Year of Issuance: 06/01/2022
Description of Property: 32-25-16-0220-00000-0080
CRYMBLE SUB MB 5 PG 11 LOTS 8 & 9 EXC RD OR 8743 PG 2311
Name(s) in which assessed: CITY OF NEW PORT RICHEY
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on October 02, 2025 at 10:00 am.
August 20, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 29; Sep. 5, 12, 19, 2025
25-01774P

First Insertion

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001413
IN RE: ESTATE OF HEATHER NICOLE ALDERMAN, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS ABOVE THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of Heather Nicole Alderman, deceased, File Number 2025-CP001413, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was February 04, 2025; that the total value of the estate is \$15,177.51 estimate, and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS
Dorothy Ann Bell and David Lee Bell, Sr.
1644 Upper Road, Wesley Chapel, FL 33543
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is August 29, 2025.
Persons Giving Notice:
Dorothy Ann Bell, Sr.
David Lee Bell, Sr.
The Attorney for Persons Giving Notice is Nathan D. Brewer, Esq., Brewer Law Firm, P.A., 5537 Gall Boulevard, Zephyrhills, FL 33542, Tel. (813) 549-4529, Fax (813) 549-4454, Primary Email: Nate@brewerlawfirmpa.com, Alternate Email: Athena@brewerlawfirmpa.com.
Aug. 29; Sep. 5, 2025 25-01826P

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LV20906_V21

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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001400CPAXWS Division Probate IN RE: ESTATE OF ALENA YIP A/K/A ALENA S. YIP Deceased. The administration of the estate of Alena Yip a/k/a Alena S. Yip, deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. Personal Representative: Alford Wai-Hung Yip 31221 Masena Dr. Wesley Chapel, Florida 33545 Attorney for Personal Representative: Patrick D. Quarles, Esq. Attorney Florida Bar Number: 106599 Richert Quarles P.A. 5801 Ulmerton Road, Suite 100 Clearwater, Florida 33760 Telephone: (727) 235-6461 E-Mail: john@rq.law Secondary E-Mail: emina@rq.law Aug. 29; Sep. 5, 202525-01836P | | FIRST INSERTION | |
| FIRST INSERTION | | FIRST INSERTION | |
| NOTICE TO CREDITORS (Ancillary Estate) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001404-CPAXWX IN RE: ESTATE OF MARY L. JONES F/K/A MARY L. SCHEFFEL, Deceased. The administration of the ancillary estate of Mary L. Jones f/k/a Mary L. Scheffel, deceased, whose date of death was June 14, 2024; social security number xxx xx 9478, File Number 2025-CP-001404-CPAXWX, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, pursuant to F.S. §732.216-§732.228, applies or may apply, unless a written demand is made by the creditor as specified under F.S. §732.2211. The date of first publication of this notice is: August 29, 2025. BART W. SCHEFFEL Personal Representative 1200 Garden Mint Court Westminster, Maryland 21157 GREGORY A. FOX Attorney for Personal Representative Florida Bar No. 382302 FOX & FOX, P.A. 2515 Countryside Blvd. Ste G Clearwater, Florida 33763 Telephone: 727-796-4556 Email: greg@foxlawpa.com Aug. 29; Sep. 5, 202525-01829P | | FIRST INSERTION | |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1213 IN RE: ESTATE OF ADRIAN MANUEL TORRES RIVERA, Deceased. The administration of the estate of ADRIAN MANUEL TORRES RIVERA, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 29, 2025. REINALDO TORRES GUZMAN Personal Representative 1035 Westwood Drive Lutz, FL 33549 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Aug. 29; Sep. 5, 202525-01830P | | FIRST INSERTION | |
| FIRST INSERTION | | FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1291 IN RE: ESTATE OF JABARI ELIJAH SOLOMON, Deceased. The administration of the estate of JABARI ELIJAH SOLOMON, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: August 29, 2025. BECHINTA SOLOMON BALANA Personal Representative 32553 Whaleys Loop Wesley Chapel, FL 33545 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Aug. 29; Sep. 5, 202525-01831P | | FIRST INSERTION | |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF: 25-CP-001280-CPAXWS IN RE: ESTATE OF DAVID GENE HARTMAN Deceased. The ancillary administration of the estate of DAVID GENE HARTMAN, deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 25-CP-001280-CPAXWS, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative or Curator has no duty to discover whether any property held at the time of 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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. 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 August 29, 2025. Personal Representative: MORGAN MAXWELL HARTMAN 1150 Cleveland Street, Suite 300 Clearwater, FL 33755 Attorney for Personal Representative: Stacy Strohauser Son, Esquire STROHAUSER MANNION SON 1150 Cleveland Street, Suite 300 Clearwater, FL 33755 stacy@smslaw.net Tel: 727-461-6100 Fax: 727-447-6899 FBN: 640891 Aug. 29; Sep. 5, 202525-01833P | | FIRST INSERTION | |
| FIRST INSERTION | | FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2025-CP-001412 IN RE: ESTATE OF Maureen Burley, Deceased. The administration of the Estate of Maureen Burley, deceased, whose date of death was 4/23/2025, Case Number 2025-CP-001412, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. Personal Representative: Frances Albert 1204 Copperstone Ct Maidens, Virginia 23102 Attorney for Personal Representative: R. Nadine David, Esq. Florida Bar Number: 890004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail: ndavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com Aug. 29; Sep. 5, 202525-01828P | | FIRST INSERTION | |
| FIRST INSERTION | | FIRST INSERTION | |
| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001233 Division Probate IN RE: ESTATE OF CAROL ANN KABURECK Decedent. The administration of the estate of Carol Ann Kabureck, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL, 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. LOURDES I. DE LA CRUZ Personal Representative 4617 Tealwood Trail Wesley Chapel, FL 33544 WILLIAM K. LOVELACE Attorney for Personal Representative Email: fordlove@tampabay.rt.com Florida Bar No. 0016578 SPN# 01823633 Wilson, Ford & Lovelace, P.A. 401 South Lincoln Ave. Clearwater, Florida 33756 Telephone: 727-446-1036 Aug. 29; Sep. 5, 202525-01835P | | FIRST INSERTION | |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000992CPAXES IN RE: ESTATE OF SHELLY L. HALL Deceased. The administration of the estate of SHELLY L. HALL, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida. 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 | | FIRST INSERTION | |
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| NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001339ES IN RE: ESTATE OF Shirley D. Pillow Deceased. The administration of the estate of Shirley D. Pillow, deceased, whose date of death was June 14, 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. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this notice is August 29, 2025. Personal Representative: Sara Vautour, 39 Wetherbee Road, Waltham, MA 02453 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com Aug. 29; Sep. 5, 202525-01827P | | FIRST INSERTION | |

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BUSINESS OBSERVER

PASCO COUNTY

AUGUST 29 - SEPTEMBER 4, 2025

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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2022-CA-001639 THE MONEY SOURCE INC, Plaintiff, v. VICTOR DWAYNE MIMS, et al., Defendants.</p> <p>NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on September 30, 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:</p> <p>Lot 231, Lakeshore Ranch Phases 2 & 3, according to the Map or Plat thereof, as recorded in Plat Book 63, Page(s) 51 through 99, inclusive, of the Public Records of Pasco County, Florida.</p> <p>Property Address: 8206 Summer Brook Ct, Land O Lakes, FL 34638</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as</p> | | |
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| <p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No.: 24-2536-CI CITY OF NEW PORT RICHEY, Plaintiff, v. UNKNOWN TRUSTEE OF THE TRUST AGREEMENT DATED THIS 27 DAY OF JULY, 2017, AND KNOWN AS BISCAYNE LAW FIRM NATIONAL BANK INVESTMENT TRUST NO. 20176701, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated August 7, 2025 and entered in Case No. 24-2536-CI 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 Unknown Trustee of the Trust Agreement dated this 27 day of July, 2017, and known as Biscayne Law Firm National Bank Investment Trust No. 20176701 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 October 6, 2025 the following described properties set forth in said Final Judgment to wit:</p> <p>Lot 18, CONGRESS PARK, according to plat thereof as recorded in Plat Book 10, Page 140, of the Public Records of Pasco County, Florida.</p> <p>Property No.:</p> | | |
| FIRST INSERTION | | |
| <p>NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2025CC000386CCAXES FLORIDA ESTATES, INC., a Florida not-for-profit corporation, Plaintiff, v. VALERIE P. STRANG, a/k/a VALERIE EFFNER, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VALERIE P. STRANG, DECEASED, ROBERT LEWIS STRANG, individually, AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A SHANNON EFFNER AND STEVEN LENTINI, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated August 19, 2025, and entered in Case No. 2025CC000386CCAXES of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein VALERIE P. STRANG, a/k/a VALERIE EFFNER, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VALERIE P. STRANG, DECEASED, ROBERT LEWIS STRANG, individually, AND ANY AND ALL UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY N/K/A SHANNON EFFNER AND STEVEN LENTINI are the Defendants, the Clerk of said Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m., on September 24, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>Lot 148, FLORIDA TRAILER ES-</p> | | |

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 21st day of August, 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
Aug. 29; Sep. 5, 2025 25-01823P

| FIRST INSERTION | | |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2025CA001348CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PAUL CHANCEY A/K/A PAUL G CHANCEY, et al., Defendant.</p> <p>To: PAUL CHANCEY A/K/A PAUL G CHANCEY</p> <p>4210 WOODFIELD LAKE ROAD, CARY, NC 27518</p> <p>UNKNOWN SPOUSE OF PAUL CHANCEY A/K/A PAUL G CHANCEY</p> <p>4210 WOODFIELD LAKE ROAD, CARY, NC 27518</p> <p>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 312, HUDSON BEACH ESTATES UNIT 3 7TH ADD'N, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 86 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA..</p> <p>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 32801and file the original with the Clerk of the above - styled Court 30 days from the</p> | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>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).</p> <p>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 September 18, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>Property Address: 4734 16TH ST, ZEPHYRHILLS, FL 33542</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than</p> | | |
| FIRST INSERTION | | |
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2025CA000529CAAXES METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN SPOUSE OF ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; LVNV FUNDING LLC; UNKNOWN SPOUSE OF WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 21, 2025, and entered in Case No. 2025CA000529CAAXES of the Circuit Court in and for Pasco County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is Plaintiff and ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN SPOUSE OF ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; LVNV FUNDING LLC; UNKNOWN SPOUSE OF WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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</p> | | |

first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. Due on or before September 29, 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 seal of said Court on August 22, 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
25-11864FL
Aug. 29; Sep. 5, 2025 25-01821P

| --- ACTIONS / SALES --- | | |
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| FIRST INSERTION | | |
| <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION</p> <p>CASE NO. 2025CA000529CAAXES METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN SPOUSE OF ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; LVNV FUNDING LLC; UNKNOWN SPOUSE OF WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 21, 2025, and entered in Case No. 2025CA000529CAAXES of the Circuit Court in and for Pasco County, Florida, wherein METROPOLITAN LIFE INSURANCE COMPANY is Plaintiff and ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN SPOUSE OF ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; LVNV FUNDING LLC; UNKNOWN SPOUSE OF WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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</p> | | |
| <p>DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com, at 11:00 a.m., on September 17, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 31, HIGHLAND MEADOWS, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 97-100, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>TOGETHER WITH A 2001 HOMES OF MERIT MOBILE HOME LOCATED THEREON VEHICLE ID NUMBER(S): FLHML2B143224526A AND FLHML2B143224526B; TITLE NUMBER(S): 83012397 AND 83012448</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847- 2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>DATED August 13, 2025.</p> <p>By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1491-211194 / TM1 Aug. 29; Sep. 5, 2025 25-01819P</p> | | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 2025CA000258CAAXES LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 22 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>A PORTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89</p> | | |

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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>RECORDS OF PASCO COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.</p> <p>DATED: August 21, 2025</p> <p>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 Aug. 29; Sep. 5, 2025 25-01816P</p> | | |
| FIRST INSERTION | | |
| <p>NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2025CA000719 SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SHELLY BAKSH, DONALD PERUCHI, et al., Defendants.</p> <p>Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/13/2025, in Case No.: 2025CA000719 of the Circuit Court in and for Pasco County, Florida, wherein SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and SHELLY BAKSH, et al., are the Defendants. 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 9/30/2025, the following described property set forth in the Final Judgment of Foreclosure:</p> <p>LOT 34, BLOCK 1, OF SILVERADO RANCH SUBDIVISION PHASES 2 3 & 4, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC</p> | | |

TATES, SECOND ADDITION, as per plat thereof recorded in Plat Book 7, Page 91, public records of Pasco County, Florida, LESS AND EXCEPT the North 10 feet thereof, together with a 1984 CLAR mobile home, vehicle identification number FLFL1AD457005260, title number 20805736 (the mobile home is permanently affixed to the property) (hereinafter referred to as the "Property").

Property Address: 6403 Midland Street, Zephyrhills, FL 33542

Parcel Identification Number: 02-26-21-0110-00000-1480

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 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 August 20, 2025

/s/ Jonathan James Damonte
Jonathan James Damonte B.C.S.
Florida Bar #299758
Jonathan James Damonte, Chartered
12110 Seminole Boulevard
Largo, Florida 33778
Telephone: (727) 586-2889
Telecopier: (727) 581-0922
Attorney for Plaintiff
Aug. 29; Sep. 5, 2025 25-01817P

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

| FIRST INSERTION | |
|---|--|
| NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No.: 2025CA001818CAAXWS MARIA TOPA Plaintiff, vs. ADAM TOPA Defendants. TO: ADAM TOPA YOU ARE HEREBY NOTIFIED of the institution of a Complaint by Plaintiff Maria Topa for Partition of real property located at 6305 Tower Dr, Hudson, FL 34667, and more particularly described as: Parcel ID No. THE WEST 1/2 OF LOT 2 AND EAST 1/2 OF LOT 3, BLOCK 18, SIGNAL COVE UNIT #1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 64-64B, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH 1964 V | AND MOBILE HOME ID# 4C5010F2N1616 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's attorney, whose name and address is: Michael G. Kouskoutis Kouslaw PLLC 623 E. Tarpon Ave Tarpon Springs, FL 34689 Tel: (727) 421-1334 michael@kouslaw.com on or before SEPTEMBER 29TH, 2025 and to 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. WITNESS my hand and seal of this Court on this date: August 26, 2025. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT (SEAL) BY:/s/ Haley Joyner Deputy Clerk Aug. 29; Sep. 5, 2025 25-01837P |

| FIRST INSERTION | |
|--|--|
| NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY JUVENILE DIVISION 24-00008DP-2 FSN: 103209455 In the Interest of: D.L., DOB: 01/06/2024 PID 312283314 A Child. TO: Jessica Harford Transient You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of D.L., a male child, born on 01/06/2024, in St. Petersburg, Pinellas County, Florida, to the mother, Jessica Harford, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on October 21, 2025, at 10:00 a.m. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THIS CHILD NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU. | YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU. PURSUANT TO SECTIONS 39.802 (4) (d) AND 63.082 (6) (g) , FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES. 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 Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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. Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this 22nd day of August, 2025. (SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA CLERK OF COURT DEPUTY CLERK BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida P.O. Box 17500 Clearwater, Florida 33762 727-464-6221 ACJ0814gn1 Aug. 29; Sept. 5, 12, 19, 2025 25-01834P |

| FIRST INSERTION | |
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| NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION 2025CA002270 FREEDOM MORTGAGE CORPORATION Plaintiff, vs. ESTATE OF RICHARD D'ANGELO; et al., Defendants. TO: ESTATE OF RICHARD D'ANGELO; 9533 TOWANDA LN, PORT RICHEY, FL 34668 UNKNOWN HEIRS OF RICHARD D'ANGELO; 9533 TOWANDA LN, PORT RICHEY, FL 34668 YOU ARE NOTIFIED that an action to foreclose to the following property in Pasco County, Florida: LOT 2367, REGENCY PARK UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 30 THROUGH 32, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Also known as 9533 TOWANDA LN, PORT RICHEY, FL 34668. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before September 29th, 2025, and file the original with the clerk of this court ei- | ther 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. 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 August 25th, 2025 NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT (SEAL) By: Haley Joyner DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Aug. 29; Sep. 5, 2025 25-01822P |

| FIRST INSERTION | |
|---|---|
| RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 23-CA-003445-CA-AX/WS FLAGSTAR BANK, N.A., Plaintiff, vs. MAXWELL A. NEWMAN; BEACON WOODS EAST HOMEOWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 15, 2024 and an Order Resetting Sale dated August 11, 2025 and entered in Case No. 23-CA-003445-CA-AX/WS of the Circuit Court in and for Pasco County, Florida, wherein FLAGSTAR BANK, N.A is Plaintiff and MAXWELL A. NEWMAN; BEACON WOODS EAST HOMEOWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com , 11:00 a.m., on October 21, 2025 , the following described property as | set forth in said Order or Final Judgment, to-wit: LOT 265, CLAYTON VILLAGE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 95 THROUGH 99, 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. 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. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 8/18/2025. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1463-192512 / TM1 Aug. 29; Sep. 5, 2025 25-01820P |

| FIRST INSERTION | |
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| NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. DAWN MACOMBER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER 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 September 17, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3104 AND 3104-A, BEACON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38 | OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 25 day of August, 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 Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-267819 - MiM Aug. 29; Sep. 5, 2025 25-01838P |

Q&A

Who benefits from legal notices?

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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











4. Verifiable

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







Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

| SECOND INSERTION | |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 51-2025-CA-000284-CAAX-ES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. GREGORY WAYNE TIBBLES; FLORIDA HOUSING FINANCE CORPORATION; THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC.; WIREGRASS RANCH MASTER ASSOCIATION, INC.; ANNA MARIA MELISSA OUTTEN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered</p> | <p>in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 18 day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 23, BLOCK 4, OF ARBORS AT WIREGRASS RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 17, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 28516 TRANQUIL LAKE CIR, WESLEY CHAPEL, FL 33543 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT</p> |
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| SECOND INSERTION | |
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| <p>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.: 2025CA000381 MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. BRYAN SMITH, AMBER LYNN SMITH, Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/12/2025, in Case No.: 2025CA000381 of the Circuit Court in and for Pasco County, Florida, wherein MIRADA MASTER HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and BRYAN SMITH, AMBER LYNN SMITH, are the Defendants, 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 11/10/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 36, Block 22, Mirada Parcel 17-2, according to the plat as recorded in Plat Book 85, Pages 9 through 12, inclusive, of the Public Records of Pasco County, Florida</p> | <p>Any person claiming an interest in the surplus from the sale, if any, other than 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: August 15, 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 August 22, 29, 2025 25-01743P</p> |
| | |

| SECOND INSERTION | |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH WDJICAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. \2025CA001873CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SUSANNA LYNN FRENCH; UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH; EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.; EPPERSON NORTH TOWNHOMES ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 31628 BLUE PASSING LOOP WESLEY CHAPEL, FLORIDA 33545 who is evading service of process and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. To the following Defendant(s): SUSANNA LYNN FRENCH (LAST KNOWN ADDRESS) 31628 BLUE PASSING LOOP WESLEY CHAPEL, FLORIDA 33545 UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH (LAST KNOWN ADDRESS) 31628 BLUE PASSING LOOP WESLEY CHAPEL, FLORIDA 33545 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 184, OF EPPERSON NORTH TOWNHOMES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 85, OF THE PUBLIC RECORDS OF</p> | <p>PASCO COUNTY, FLORIDA. a/k/a 18505 WINDING OAKS BOULEVARD HUDSON FL 34667 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D- 220, Sunrise, FLORIDA 33323 on or before SEPTEMBER 22ND, 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 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711." WITNESS my hand and the seal of this Court this August 14, 2025 NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 25-00666 NML August 22, 29, 2025 25-01746P</p> |
| | |

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appear-

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

Dated this 14 day of August 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00281 - Bidder Number: 9180
August 22, 29, 2025 25-01745P

| SECOND INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25CP-974-WS IN RE: ESTATE OF NATHANIEL OWEN FOX, A/K/A NATHANIEL O. FOX Deceased. The administration of the estate of Nathaniel Owen Fox, a/k/a Nathaniel O. Fox, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p> | |
| | |

| SECOND INSERTION | |
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| <p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA001076CAAXWS AMERISAVE MORTGAGE CORPORATION Plaintiff(s), vs. TRAVIS DIETRICH; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on August 8, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of September, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF PORT RICHEY, COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: LOT 669, UNRECORDED PLAT OF PALM TERRACE GARDENS, UNIT 4, AS DESCRIBED IN O.R. BOOK 727, PAGE 275; AMENDED IN O.R. BOOK 739, PAGE 153, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property address: 11205 White Oak Lane, Port Richey, FL 34668 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER</p> | <p>TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, /s/ Betzly Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. TDP File No. 24-001938-1 August 22, 29, 2025 25-01747P</p> |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA002468CAAXES UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. CAROLYN ANNE HILL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2025, and entered in 2024CA002468CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and CAROLYN ANNE HILL; OAK GROVE P.U.D. HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 86, OAK GROVE PHASES 4B AND 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 98 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 24910 OAKHAVEN CT, LUTZ, FL 33559 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 accor-</p> | <p>dance 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 18 day of August, 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 24-229904 - MiM August 22, 29, 2025 25-01759P</p> |
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| <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2019-CA-003009 ES U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST, Plaintiff, v. LAMARA TERESE STONE LAMARA T. MILLS, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 1, 2022 and entered in Case No. 2019-CA-003009 ES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein LAMARA TERESE STONE AKA LAMARA T. MILLS, et al., are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on October 29, 2025 at 11:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 10, SUNCOAST MEADOWS - INCREMENT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 129, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 3153 CLOVER BLOSSOM CIRCLE, LAND O LAKES, FL 34638 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p> | <p>THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT 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. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidotiberger.com August 22, 29, 2025 25-01757P</p> |
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| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA003261CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, VS. CALI MARIE HELLMAN A/K/A CALI HELLMAN A/K/A CALI MARIE SHEPPARD, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 21, 2025 in Civil Case No. 2024CA003261CAAXWS of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Cali Marie Hellman a/k/a Cali Hellman a/k/a Cali Marie Sheppard, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 600, THE LAKES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 20 THROUGH 22,</p> | <p>INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-11046FL August 22, 29, 2025 25-01758P</p> |
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Who benefits from legal notices?

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

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

--- ACTIONS / SALES ---

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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025CA000196CAAXWS MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PETER HAYES HOLLOWAY, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PETER HAYES HOLLOWAY, 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: LOT 222, GULFWINDS, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 58, PAGES 95 THROUGH 109, INCLUSIVE, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 2343 TRIGGERFISH CT 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 publica-</p> | <p>tion 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 09/22/2025 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. WTTNESS my hand and the seal of this court on this 19 day of August 2025. Clerk of the Circuit Court (SEAL) By: Kaylen McCutcheon Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 24-027911 August 22, 29, 202525-01756P</p> | <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 512024CA002779CAAXWS FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005, Plaintiff, vs. AGUILAR RENOVATIONS L.L.C., a Florida limited liability company; FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005; RICHARD PERMUY; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2; Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 15, 2025 entered in Case No. 51 2024CA002779CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida wherein FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005, is the Plaintiff(s) and AGUILAR RENOVATIONS L.L.C., a Florida limited liability company; FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005, is the Plaintiff(s) and AGUILAR RENOVATIONS L.L.C., a Florida limited liability company; FRED P. SENESI, TRUSTEE OF THE FRED P. SENESI REVOCABLE LIVING TRUST DATED MARCH 25, 2005; RICHARD PERMUY; UNKNOWN TENANT IN POSSESSION# 1; and UNKNOWN TENANT IN POSSESSION # 2, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 1 0:00 a.m. on the 8th day of September, 2025 at www.pasco.realforeclose.com, the following described property as set forth in said Order or Final Judgment,</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP1304CPAXWS IN RE: ESTATE OF NANCY L. WOOD, Deceased.</p> <p>The administration of the Estate of NANCY L. WOOD, Deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, 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 WITHIN THE LATER OF THREE 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is August 22, 2025. Personal Representative: Gary L. Wood 8630 North Meyer Square Dunnellon, Florida 34433 Attorney for Personal Representative: R. Wesley Bradshaw BRADSHAW & MOUNTJOY, P.A. 209 Courthouse Square Inverness, Florida 34450 Telephone (352) 726-1211 August 22, 29, 202525-01767P</p> | <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001203 IN RE: ESTATE OF LARRY JAMES BURKETT Deceased.</p> <p>The administration of the estate of Larry James Burkett, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue , Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 22, 2025. Personal Representative: Tammara LaShay Alexander 8106 Condor St., Unit 6562 RMP, FL 33621 Attorney for Personal Representative: Myrna Serrano Setty E-mail Addresses: mss@serranosetty.com, info@serranosetty.com Florida Bar No. 0110636 Myrna Serrano Setty, P.A. 15310 Amberly Dr. Suite 250 Tampa, FL 33548 Telephone: (813) 902-3189 August 22, 29, 202525-01770P</p> | <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA001166CAAXES SELENE FINANCE, LP, Plaintiff, vs. DEVON K. SANDERS AND MARIA C. ROQUE, et al. Defendant(s), TO: DEVON K. SANDERS, JOANA ROQUE, Whose Residence Is: 12660 RETREAT PL, SPRING HILL, FL 34610 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 53, BLOCK 14, TALAVERA PHASE ID, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 87 THROUGH 92, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/22/2025 (/30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before</p> |
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| <p>service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this August 20, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller BY: Shakira Ramirez Pagan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com August 22, 29, 202525-01768P</p> | <p>to-wit: Lot 113, CASSON HEIGHTS, according to the map or plat thereof as recorded in Plat Book 4, Page 95, of the Public Records of Pasco County, Florida a/k/a 7142 Carlow Street, New Port Richey, FL 34653 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. "It is the intent of the 6th Judicial Circuit to provide reasonable accommodations when requested by qualified persons with disabilities. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/ order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services." By: Teyvon Johnson Fla. Bar No. 1011005 DAYID R. ROY, P.A. 4209 N. Federal Hwy. Pompano Beach, FL 33064 Tel. (954) 784-2961 Email: david@davidrroy.com Email: teyvon@davidrroy.com August 22, 29, 202525-01761P</p> | <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA001842CAAXES U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. DEBORAH LAGRASSA AND LISA SCARINGI AND KATHY MEYERS AND THOMAS WERNET, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2025, and entered in 2024CA001842CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and DEBORAH LAGRASSA; LISA SCARINGI; KATHY MEYERS; THOMAS WERNET; UNKNOWN SPOUSE OF LISA SCARINGI; UNKNOWN SPOUSE OF KATHY MEYERS N/K/A BEN MEYERS 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 September 09, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 198, PLANTATION PALMS, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 66-72, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3203 BANYAN HILL LN, LAND O LAKES, FL 34639 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 18 day of August, 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 24-204744 - NaP August 22, 29, 202525-01760P</p> |

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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA001166CAAXES SELENE FINANCE, LP, Plaintiff, vs. DEVON K. SANDERS AND MARIA C. ROQUE, et al. Defendant(s), TO: DEVON K. SANDERS, JOANA ROQUE, Whose Residence Is: 12660 RETREAT PL, SPRING HILL, FL 34610 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 53, BLOCK 14, TALAVERA PHASE ID, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 87 THROUGH 92, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 09/22/2025 (/30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before</p> | <p>service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this August 20, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller BY: Shakira Ramirez Pagan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com August 22, 29, 202525-01768P</p> | <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 2025-CA-001805 UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, v. KRISTOPHER W. NURGE, et al., Defendants. TO: Kristopher W. Nurge 12009 Tasha Court New Port Richey FL 34654 Unknown Spouse of Kristopher W. Nurge 12009 Tasha Court New Port Richey FL 34654 Unknown Party in Possession 1 12009 Tasha Court New Port Richey FL 34654 Unknown Party in Possession 2 12009 Tasha Court New Port Richey FL 34654 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 65, HUNTER'S LAKE PHASE TWO, according to the map or plat thereof as recorded in Plat Book 50, Page(s) 8 through 10, inclusive and as corrected by Affidavit of Correction filed in Official Records Book 5998, Page 179 through 181, inclusive, all 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.</p> |
| SECOND INSERTION | SECOND INSERTION | SECOND INSERTION |
| <p>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 SEPTEMBER 22, 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 August 20, 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 August 22, 29, 202525-01769P</p> | <p>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 SEPTEMBER 22, 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 August 20, 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 August 22, 29, 202525-01769P</p> | <p>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 SEPTEMBER 22, 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 August 20, 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 August 22, 29, 202525-01769P</p> |

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| SECOND INSERTION | SECOND INSERTION | SECOND INSERTION |
| <p>Florida, wherein ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST NORMA GAIL HOBBS, PASCO COUNTY BOARD OF COUNTY COMMISSIONERS, and UNKNOWN TENANT N/K/A TINA HERNIGAN are the Defendants, that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, Pasco County, in an on-line sale at www.pasco.realforeclose.com, on SEPTEMBER 24, 2025, at 11:00 a.m., the following described real property as set forth in the Final Judgment: LOT 5, BLOCK 6, MADILL SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF</p> | <p>AS RECORDED IN PLAT BOOK 5, PAGE 106, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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 Court Adminis-</p> | <p>tration at Pasco County Courthouse, 705 E Live Oak Avenue, Dade City, Florida 33525; for Dade City telephone 352-521-4274; for New Port Richey telephone 727-847-8110, no later than seven (7) days prior to any proceeding; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770 By: /s/Leslie White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: eglynn@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 August 22, 29, 202525-01772P</p> |

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

--- ESTATE / SALE / PUBLIC NOTICE ---

SECOND INSERTION

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

District Manager

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisor (“Board”) of the Cobblestone Community Development District (“District”) will hold a Public Hearing at 10:00 A.M. (EST) on Thursday, September 18, 2025 at 10:00 a.m., at The SpringHill Suites by Marriott Tampa Suncoast Parkway, at 16615 Crosspointe Run, Land O’ Lakes, Florida 34638, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed Special Assessment Bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The public hearing will be conducted pursuant to Chapter 170, 190 and 197, Florida Statutes.

The District is a unit of special-purpose local government, established to provide infrastructure improvements for the lands within the District. The streets and areas to be improved are described in the Updated Master Report of Engineer, dated July 30, 2025 (the “Engineer’s Report”), and are referred to as the “Capital Improvement Program”. The Capital Improvement Program benefits the Cobblestone Community Development District Phase 3 property, as geographically depicted below. The Capital Improvement Program is currently expected to include, but is not limited to, road and roadway improvements, water management and control, water supply, sewer and wastewater management, undergrounding of electrical, landscape, hardscape and irrigation and recreational facilities, as more specifically described in the Engineer’s Report, on file and available during normal business hours at the District Office, located at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

A description of the property to be assessed, and the amount to be assessed to each piece or parcel of property may be ascertained at the District Office, at the address identified above during normal business hours.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s Master Assessment Methodology Report – Phase 3, dated July 30, 2025 (the “Master Assessment Report”), which is available at the District Office, at the address identified above during normal business hours.

The purpose of the special assessments is to secure bonds issued to fund the Capital Improvement Program. As described in the Master Assessment Report, initially, the special assessments will be assigned to the Phase 3 property on an equal acre basis, across all of the gross acreage within Phase 3. The method to allocate the assessments to the Phase 3 platted lots will be on an equivalent assessment unit (EAU) basis, as described in the Master Assessment Report. The Master Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$15,135,000.00 in debt to be issued by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments for the Phase 3 property is as follows:

| ASSESSMENT SCHEDULE | | | | |
|---|---------------------------|----------------------------------|-----------------|-------------------|
| TOTAL ASSESSMENT: | | \$513,000.00 | | |
| ANNUAL ASSESSMENT: | | \$1344,403.20 (30 Installments) | | |
| TOTAL GROSS ASSESSABLE ACRES +/-: | | 79.67 | | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | | \$189,973.13 | | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | | \$6,876.65 (30 Installments) | | |
| Landowner Name, Address, Folio(s) and Legal Description M/I Homes of Tampa, LLC Corporate Center II 4311 West Bay Street Boulevard Suite 300 Tampa, Florida 33607 Notations: Assessments shown are net of collection cost and early/prepayment discounts | | Unit Count | Per Unit | Total Assessment |
| | Single Family 40' Product | 129 | \$72,951.99 | \$9,317,905.14 |
| | Single Family 60' Product | 63 | \$91,064.95 | \$5,737,093.86 |
| | | 192 | | \$15,135,000.00 |
| | | | | |
| | | Unit Count | Per Unit | Annual Assessment |
| | Single Family 40' Product | 129 | \$6,471.25 | \$834,781.88 |
| | Single Family 60' Product | 63 | \$8,009.07 | \$509,611.32 |
| | | 192 | | \$1,344,403.20 |
| | | | | |
| COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL PHASE 3 | | | | |
| | | PER PARCEL ASSESSMENT | | |
| Owner | Parcel ID | Gross Upplatted Assessable Acres | Total Per Debt | Total Annual |
| MI Homes of Tampa | 23-26-21-0060-0F100-00100 | 3.49 | \$662,989.25 | \$58,892.52 |
| MI Homes of Tampa | 23-26-21-0020-11800-0000 | 39.98 | \$7,595,045.81 | \$674,648.43 |
| MI Homes of Tampa | 26-26-21-0010-00500-0000 | 36.20 | \$6,876,954.94 | \$610,862.26 |
| | | | \$15,135,000.00 | \$1,344,403.20 |

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County Tax Roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect assessments on property within the District to cover the operation and maintenance of the District’s improvements. These annual assessments will be collected on the Pasco County Tax Roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on September 18, 2025 at 10:00 AM (EST) at The SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O’Lakes, Florida 34638, the Board will hold a public meeting, and may consider matters related to the construction of improvements; matters related to a bond issue and special assessments to finance improvements; the services and facilities to be provided by the District and the financing plan for same, and any other business that may lawfully be considered by the District. The Board meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This Board meeting and/or the public hearing may be continued to a date and time certain announced at the meeting and/or hearing.

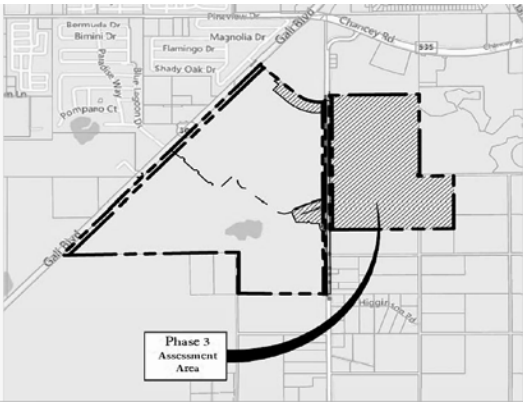
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting or hearing should contact the District Office at (813) 873-7300, at least forty-eight (48) hours before the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Bryan Radcliff

Attest:
/s/

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT



August 22, 29, 2025

25-01773P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025CP001246
IN RE: ESTATE OF
WILLIAM MAYNARD LARSON
Deceased.

The administration of the estate of WILLIAM MAYNARD LARSON, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

All other creditors of the decedent

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

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.

Personal Representative:
KYLE LARSON
10508 Raffia Dr.
Port Richey, FL 34668

Attorney for Personal Representative: THOMAS R. WALSER, ESQ.
Attorney for Personal Representative E-mail Address: trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
August 22, 29, 2025 25-01771P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1221-WS
IN RE: ESTATE OF
PATRICIA K. HAYS
Deceased.

The administration of the estate of Patricia K. Hays, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Comptroller and Clerk of the Court, West Pasco Judicial Center, 7530 Little Road, New Port Richey. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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: August 22, 2025.

Personal Representative:
/s/Mark E. Hays
Mark E. Hays
402 Shore Drive W.
Oldsmar, Florida 34677

Attorney for Personal Representative: Richard A. Venditti, Esquire
Florida Bar Number: 2805550
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
Email: richard@tarponlaw.com
Secondary E-Mail: adrian@tarponlaw.com
August 22, 29, 2025 25-01754P

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
51-2024-CA-000130-AAXW-S
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
KEVIN J. MYNY; ROSEWOOD AT
RIVER RIDGE HOMEOWNERS’
ASSOCIATION, INC.; U.S BANK
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPAC-
ITY, BUT SOLELY AS TRUSTEE
OF NRZ RECOVERY TRUST;
ROSARIO G. MYNY; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 22 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 169, ROSEWOOD AT RIVER RIDGE PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 64 THROUGH 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 7919 STARFIRE WAY, NEW PORT RICHEY, FL 34654

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 13 day of August 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-02132 - Bidder Number: 9180
August 22, 29, 2025 25-01744P

Q&A

Who benefits from legal notices?

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

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

U/8237_V13

SAVE TIME

Email your Legal Notice
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I/29096_V11

ESTATE / SALE / TAX DEEDS

| | | | | |
|---|---|--|---|---|
| <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001240 IN RE: ESTATE OF LUKE B. MCAULIFFE Deceased.</div> <div>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 Luke B. McAuliffe, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was January 14, 2025; that the total value of the estate is \$65,208.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Dolores McAuliffe 3339 Lori Lane New Port Richey, Florida 34655 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 August 22, 2025. Person Giving Notice: Dolores McAuliffe 3339 Lori Lane New Port Richey, Florida 34655 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 August 22, 29, 202525-01750P</div> <div>THIRD INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000117TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 2105903 Year of Issuance: 06/01/2022 Description of Property: 33-24-16-0140-00000-1660 PLEASURE ISLES 3RD ADDITION PB 8 PG 28 LOTS 166 & 167 Name(s) in which assessed: DAVID R LORENTSEN JR All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 202525-01682P</div> <div>THIRD INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000112TDAXXX NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104885 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0090-13500-0620 MOON LAKE NO 9 PB 4 PG 101 LOTS 62 & 63 & N1/2 OF LOT 61 BLK 135 OR 1545 PG 851 Name(s) in which assessed: MARY PULLICINO 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 202525-01677P</div> | <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP000554CPAXES Division Probate IN RE: ESTATE OF THOMAS A CAVEN Deceased.</div> <div>The administration of the estate of Thomas A Caven, deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 28053 Live Oak Ave., 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 22, 2025. Personal Representative: Brandie K. Hunter 13742 17th St Dade City, Florida 33525 Attorney for Personal Representative: David R. McCallister Email Address: DavidMcCallister@hotmail.com Florida Bar No. 724637 David R. McCallister, Attorney at Law 13742 17th St Dade City, Florida 33525 Telephone: (813) 973-4319 August 22, 29, 202525-01751P</div> <div>THIRD INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000114TDAXXX NOTICE IS HEREBY GIVEN, That JACQUELINE BROWN, 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 #: 2103138 Year of Issuance: 06/01/2022 Description of Property: 36-26-19-0090-00A00-0320 NORTHWOOD UNIT 4A-1 PB 35 PGS 117-119 LOT 32 BLOCK A OR 5565 PG 48 Name(s) in which assessed: WILLY MODESTO PENA-FRANCO WILY MODESTO PENA-FRANCO 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 202525-01674P</div> | <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case Number: 2025CP001197CPAXWS IN RE: ESTATE OF ANA MARIA RESTREPO, Deceased.</div> <div>The administration of the estate of ANA MARIA RESTREPO, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 22, 2025. Michael Moyer 4308 Grouper Lane New Port Richey, FL 34653 /s/ Richard D. Green Richard D Green, Esquire FLA BAR 205877 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 (727) 441-8813 Email: richglaw@aol.com Email: kdileone@greenlawoffices.net August 22, 29, 202525-01749P</div> <div>THIRD INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000126TDAXXX NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2104063 Year of Issuance: 06/01/2022 Description of Property: 09-24-17-0010-01200-0000 ADVERSE POSSESSION FILED - HUDSON GROVE ESTATES UNREC PLAT SOUTH 1/2 OF TRACT 12 DESC AS SOUTH 1/2 OF WEST 1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF SEC EXC SOUTH 25.00 FT FOR ROAD R/W Name(s) in which assessed: PHILLIP FLEISCHMAN 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 202525-01688P</div> | <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1324 Sixth Judicial Circuit IN RE: ESTATE OF JOHN P. ZIEG, Deceased.</div> <div>The administration of the estate of John P. Zieg, deceased, whose date of death was November 17, 2024, and whose social security number is xxx-xx-4377, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 22, 2025. Ancillary Personal Representative: Christopher J. Fowler 1819 Main Street, Suite 610 Sarasota, FL 34236 Jared T. Coldiron (FL Bar #1020502) Attorney for Personal Representative Primary Email: jcoldiron@nhslslaw.com Secondary Email: tpayne@nhslslaw.com Norton, Hammersley, Lopez & Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, FL 34236 Telephone: (941) 954-4691 August 22, 29, 202525-01752P</div> <div>THIRD INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000139TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2101664 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0100-03400-0042 ZEPHYRHILLS COLONY COMPANY SUB PB 1 PG 55 EAST 80 FT OF WEST 133 FT OF NORTH 105 FT OF TRACT 34 OR 3306 PG 885 Name(s) in which assessed: EST OF TERRY M ALEXANDER TERRY M ALEXANDER 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 202525-01693P</div> | <div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA CASE NO.: 2025CA000993 BEACON WOODS CIVIC ASSOCIATION, INC., Plaintiff, v. MICHAEL NAVARRO, HEATHER NAVARRO, UNKNOWN TENANTS, PORTFOLIO RECOVERY ASSOCIATES, LLC, AND CAVALRY SPV I, LLC Defendants. NOTICE IS HEREBY GIVEN pursuant an Order or Summary Final Judgment entered in the above styled cause now pending in said Court and as required by Florida Statute 45.031(2), Nikki Alvarez-Sowles as the Clerk of the Circuit Court, shall sell to the highest and best bidder for cash, on-line at www.pasco.realforeclose.com at 11:00 A.M., on SEPTEMBER 15, 2025 the following described property as set forth in the Final Judgment, to wit: Lot 1519, BEACON WOODS VILLAGE SEVEN, according to the plat thereof as recorded in Plat Book 12, Pages 31 to 33, of the Public Record of Pasco County, Florida. Property Address: 12411 Parchment Drive, Hudson, FL 34667 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. 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. Dated: August 18, 2025. /s/ Sean P. Reed SEAN P. REED, ESQ. Florida Bar No.: 1040934 THE RUGGIERI LAW FIRM, P.A. 13000 Avalon Lake Drive, Suite 305 Orlando, FL 32828 Phone: (407) 395-4766 pleadings@ruggierilawfirm.com Attorneys for Plaintiff August 22, 29, 202525-01748P</div> <div>THIRD INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000120TDAXXX NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 2103022 Year of Issuance: 06/01/2022 Description of Property: 19-26-19-0550-00000-4750 GROVE SHORE ADDITION TO LAKE PADGETT ESTATES UNREC LOT 475 DESC AS COM 834.67 FT SOUTH & 3439.39 FT EAST OF SE COR OF LOT 49 OF LAKE PADGETT ESTATES PB 8 PG 117 TH WITH CHD-BRG N22DEG 50'55"W 114.81 FT TH N00DEG 48'45"W 35.00 FT TH N89DEG 11'15"E 160.00 FT TO WATERS OF CANAL TH SELY ALG WATER TO POINT N45DEG 06'53"E 173.00 FT TH S45DEG 06'53"W 173.00 FT TO POB OR 8545 PG 3300 Name(s) in which assessed: DAVID MICHAEL BARNARD H C BARNARD III R M BARNARD HENRY CLAY BARNARD III RACHEL MICHELE BARNARD 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 September 18, 2025 at 10:00 am. July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denise Diaz Deputy Clerk Aug. 15, 22, 29; Sep. 5, 202525-01684P</div> |
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HOW TO PUBLISH YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

Business
Observer
LV10249

--- ACTIONS / TAX DEEDS ---

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000124TDAXXX
NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2102663
Year of Issuance: 06/01/2022
Description of Property: 02-26-19-0010-00100-0230
ANGUS VALLEY UNIT 2 UN-REC LOTS 123 & 124 COM SW COR SEC TH N00DG 30' 00"E 2000.34 FT FOR POB TH CONT N00DG 30' 00"E 200.00 FT TH N89DG 49' 48"E 230.02 FT TH S00DG 30' 00"W 200.00 FT TH S89DG 49' 48"W 230.02 FT TO POB OR 1413 PG 295
Name(s) in which assessed: JUDY K GUTHRIE
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01686P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000111TDAXXX
NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2105249
Year of Issuance: 06/01/2022
Description of Property: 28-25-17-0200-27400-0370
MOON LAKE NO 20 MB 7 PGS 15-17 LOTS 37 & 38 BLOCK 274 OR 6167 PG 1294
Name(s) in which assessed: SCOUT VENTURES INC
NEIL CRIBB AMR
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01676P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000113TDAXXX
NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2109129
Year of Issuance: 06/01/2022
Description of Property: 31-26-16-0170-00000-3630
BUENA VISTA 2ND ADDN PB 4 PG 108 LOT 363 OR 4385 PG 373
Name(s) in which assessed: AUDREY FLANAGAN
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01678P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000128TDAXXX
NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2104893
Year of Issuance: 06/01/2022
Description of Property: 16-25-17-0090-13700-0100
MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 10-13 INCL BLOCK 137 OR 1966 PG 301
Name(s) in which assessed: GEORGE RENNINGER III
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01689P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000118TDAXXX
NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A 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 #: 2104800
Year of Issuance: 06/01/2022
Description of Property: 15-25-17-0100-18200-0080
MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 8-10 INCL BLOCK 182 OR 4040 PG 578
Name(s) in which assessed: STEVE A L'HOMME
SANDRA K L'HOMME
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01683P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000130TDAXXX
NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2105141
Year of Issuance: 06/01/2022
Description of Property: 21-25-17-0140-22900-0570
MOON LAKE ESTATES UNIT FOURTEEN PB 6 PGS 22-25 INCL LOTS 57 & 58 BLOCK 229 OR 4925 PG 1324
Name(s) in which assessed: REBECCA BLACK
SHAWN BLACK
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01690P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000115TDAXXX
NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2108490
Year of Issuance: 06/01/2022
Description of Property: 18-26-16-0280-02500-0250
FLOR-A-MAR SECTION 15-B PB 9 PG 72 LOT 25 BLOCK 25 OR 8800 PG 1240
Name(s) in which assessed: JACK A STUART
MARY J STUART
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01680P

Q&A

What is a public notice?

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

IV18237_V9

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000140TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2100474
Year of Issuance: 06/01/2022
Description of Property: 22-24-21-0000-07800-0010
THAT PART OF NORTH 148 FT OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 LYING WEST OF R/W OF US HWY NO 301 FURTHER DESC AS BEG AT NW COR OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 TH N89DEG 38'01"E ALG NORTH BDY OF SOUTH 808 FT OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 194.54 FT TO WLY RIGHT OF WAY LINE OF US HWY 301 TH S07DEG 12'36"E ALG SAID WLY RIGHT OF WAY LINE 148.98 FT TH S89DEG 27'11"W 213.24 FT TO WEST BDY OF E1/2 OF NW1/4 OF SE1/4 OF SECTION 22 TH N00DEG 00'00"E ALG SAID WEST BDY 148.03 FT TO POB OR 8492 PG 644(TS)
Name(s) in which assessed: CHIEF OIL DC LLC
RAJESH SARHAN
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01694P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000108TDAXXX
NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:
Certificate #: 2105189
Year of Issuance: 06/01/2022
Description of Property: 21-25-17-0150-26000-0150
MOON LAKE ESTATES UNIT FIFTEEN PB 6 PGS 65A-68 INCL LOTS 15 & 16 BLOCK 260 OR 6731 PG 1966
Name(s) in which assessed: SCOUT VENTURES INC
NEIL CRIBB AMR
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01687P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000122TDAXXX
NOTICE IS HEREBY GIVEN, That FIG 20 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 #: 2106658
Year of Issuance: 06/01/2022
Description of Property: 12-25-16-0090-05900-0030
GRIFFIN PARK PB 2 PGS 78-78A LOT 3 BLOCK 59 OR 3768 PG 961
Name(s) in which assessed: PHYLLIS A DENGEL
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01685P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000133TDAXXX
NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA 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 #: 2119381
Year of Issuance: 06/01/2022
Description of Property: 30-26-21-0010-03000-0220
ASHBERRY VILLAGE PHASE 1 PB 83 PG 5 BLOCK 30 LOT 22
Name(s) in which assessed: BASSAM JALAL DAGHER
ROULA WILLIAM JAWHAR
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01691P

THIRD INSERTION

Notice of Application for Tax Deed 2025XX000138TDAXXX
NOTICE IS HEREBY GIVEN, That SAVVY FL 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 #: 2101291
Year of Issuance: 06/01/2022
Description of Property: 02-26-21-0120-00000-2060
FLORIDA TRAILER ESTATES 3RD ADDITION PB 7 PG 133 LOT 206 OR 9185 PG 1893
Name(s) in which assessed: DAVID SIMONDS
EDITH SIMONDS
EDITH CHURCH
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 September 18, 2025 at 10:00 am.
July 22, 2025
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025
25-01692P

FOURTH INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CC002612CCAXES
DADE CITY MHC OWNER, LLC, Plaintiff, vs. IGNACHO PENA a/k/a Nacho Pena, SHERRY ANN PENA, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.
Sherry Ann Pena
16731 U.S. Highway 301
Lot No. 052
Dade City, Florida 33523
YOU ARE NOTIFIED that an action has been filed against you with respect to the real property more particularly described as the:
16731 U.S. Highway 301
Lot No. 052
Dade City, Florida 33523
and you are required to serve a copy of your written defenses if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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. If you fail to do so, a default may be entered against you for the relief demanded in the action. DUE ON OR BEFORE 09/08/2025
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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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 Nichole "Nikki" Alvarez-Sowles, as Clerk of the County Court, and the seal of said Court, at the Court-house at Pasco County, Florida.
Dated: August 6, 2025
NIKKI ALVAREZ-SOWLES
Pasco County Clerk of Court (SEAL)
Deputy Clerk: Haley Joyner
Brian C. Chase, Esq.,
Plaintiff's attorney
3902 North Howard Avenue
Tampa, Florida 33607
Aug. 8, 15, 22, 29; 2025 25-01662P

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com

Business Observer

IV10239

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.

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