

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Acacia Fields Community Development District
Notice of FY 2025/2026 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Acacia Fields Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 14, 2025 *
November 11, 2025
December 9, 2025*
January 13, 2026
February 10, 2026 *
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Acacia Fields Community Development District
Scott Brizendine
District Manager
September 5, 202525-01843P

FIRST INSERTION

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Avalon Park West Community Development District ("District") will hold a public hearing on September 26, 2025 at 11:00 a.m. at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.avalonparkwestcd.org/>.

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

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

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

District Manager
September 5, 202525-01844P

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
SEVEN OAKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Seven Oaks Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Seven Oaks Clubhouse, located at 2910 Sports Core Circle, Wesley Chapel, FL 33544 at 6:00 p.m. on the following dates except for the months of October, November, December, January, March, May, July, and September which will be held at 3:00 p.m.:

October 1, 2025 * 3:00 p.m.
November 5, 2025 * 3:00 p.m.
December 3, 2025
January 7, 2026 * 3:00 p.m.
February 4, 2026
March 4, 2026 * 3:00 p.m.
April 1, 2026
May 6, 2026 * 3:00 p.m.
June 3, 2026
July 1, 2026 * 3:00 p.m.
August 5, 2026
September 2, 2026 * 3:00 p.m.

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

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

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

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

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

Scott Brizendine
District Manager
September 5, 202525-01850P

FIRST INSERTION

Connerton East Community Development District
Notice of FY 2025/2026 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Connerton East Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 14, 2025 *
November 11, 2025
December 9, 2025*
January 13, 2026
February 10, 2026 *
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Connerton East Community Development District
Scott Brizendine
District Manager
September 5, 202525-01845P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, September 16, 2025, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
September 5, 202525-01846P

FIRST INSERTION

SageBrush Community Development District
Notice of FY 2025/2026 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Sage-Brush Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 14, 2025 *
November 11, 2025
December 9, 2025*
January 13, 2026
February 10, 2026 *
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

SageBrush Community Development District
Scott Brizendine
District Manager
September 5, 202525-01849P

FIRST INSERTION

New Port Corners Community Development District
Notice of FY 2025/2026 Meeting Schedule

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the New Port Corners Community Development District are scheduled to be held at 9:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558:

October 14, 2025 *
November 11, 2025
December 9, 2025*
January 13, 2026
February 10, 2026 *
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026 *

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200 Tampa FL 33614 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

New Port Corners Community Development District
Scott Brizendine
District Manager
September 5, 202525-01848P

FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Summer stone Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 26, 2025
TIME: 10:00 AM
LOCATION: Avalon Park West Amenity Center
5060 River Glen Boulevard
Wesley Chapel, Florida 33545

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://summerstonecd.net/>.

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

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

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

District Manager
September 5, 12, 202525-01851P

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026
McKendree Pointe Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the McKendree Pointe Community Development District shall be held at 9:00 am. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558. The meeting dates are as follows:

October 6, 2025
November 3, 2025
December 1, 2025
January 5, 2026
February 2, 2026
March 2, 2026
April 6, 2026
May 4, 2026
June 1, 2026
July 6, 2026
August 3, 2026
September 1, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact KAI at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Kai, District Management
September 5, 202525-01847P

PUBLIC SALES

FIRST INSERTION

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Woodcreek Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE:	September 26, 2025
TIME:	12:30 PM
LOCATION:	Avalon Park West Amenity Center 5060 River Glen Boulevard Wesley Chapel, Florida 33545

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website, <https://woodcreekcd.net/>.

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

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

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

District Manager	
September 5, 12, 2025	25-01852P

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PASCO COUNTY

2023DDP000134DPAXWS-26

In the Interest of:
B.C., DOB: 06/08/2022
B.C. DOB: 06/16/2018
Minor Children.

TO: Udit Desai
Unknown Address

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 B.C., a female child, born on June 8, 2022, in Union County, State of Tennessee, and B.C., a male child, born on June 16, 2018, in Buncombe County, State of North Carolina, as Udit Desai and commitment of B.C. and B.C. 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 Lauralee G. Westine, Judge of the Circuit Court at the West Pasco Judicial Center, 7530 Little Road, Court Room 3B, New Port Richey, Florida 34654 October 14th, 2025, at 10:30 am EST.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF J.D. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU SHALL LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO J.D. 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 OF 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 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.

(SEAL)

BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Daniel Bohannon
Assistant State Attorney
Bar No. 1054433
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 847-8158

WITNESS my hand as a Clerk of said court and the Seal thereof, this 27th day of August, 2025.

Office of Nikki Alvarez-Sowles, Esquire
CLERK AND COMPTROLLER
By: Karen S. Papadopoulos
Deputy Clerk
Sept. 5, 12, 19, 26, 2025 25-01880P

FIRST INSERTION

MIRADA II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED MEETING

The Board of Supervisors (“Board”) of the Mirada II Community Development District (“District”) will hold a Meeting on Tuesday, September 16, 2025, at 9:00 a.m. at the Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558. This meeting was originally scheduled for Tuesday, September 2, 2025, and the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District’s website: <https://www.mirada2cdd.org>. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Kai, via phone at (813) 565-4663 or via email at larry@hikai.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager’s office.

Larry Krause District Manager	
September 5, 2025	25-01885P

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

1147 - Prowell, Teresa; 1234 - OBrien, Kelly; 1239 - hebert, Casey; 1251 - Valenzano, Kimberly; 1256 - Hardin, Waylon; 2218 - Honecker, Tina; 2251 - Cummings, Karen; 2296 - Daughtry, Stormey L; 3129 - Stampoulis, Patricia; 3147 - Schloss, Roxanne; 3158 - otten, Richard; 5005 - HURST, JOSEPH; 5006 - Irvin, Anthony; 5137 - Allain, Heather; 6003 - Bias, Ronald; 6016 - velez, sam; 7026 - Davis, Daniel

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

01010 - Brooker, Carla; 01022 - Crepin, Ralf; 01033 - Hall, Cyric; 01072 - Rush, LaShawn; 01122 - Oetker, Robert; 02028 - Rodriguez, Frances; 02054 - Velazquez, Victor; 02105 - Mendez, Dionne; 02138 - Pansey, Roy; 03123 - Schlechty, Ashley; 03129 - Camacho, Ricardo; 03139 - Ray, Michael; 03182 - Cruz, Ashlie; 03194 - Alas, Nikolai; 03204 - Danko, Brittany; 04003 - Velazquez, Victor; 04066 - Nicoletti, Soledad; 04099 - Brunner, Matthew; 04104 - Dorris, Charquenetta; 04111 - alvarez, imani; 04127 - Daye, Raven; 04139 - Williams, Olivia; 04185 - Henderson, Kemuel; 04216 - Long, Jacqueline

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

041 - Devine, Kelly; 072 - Paulo, Amanda; 204 - drake, Joseph; 228 - Gauthier, Rebecca; 310 - Melvin, Steven; PC005 - Lopez, Ermen; RV011 - Marshall, Jennifer

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

11072 - Andrews, Gregory; 11085 - Applin, Kelly; 11093 - Bell, Heather; 11094 - Rivera, Sherri; 11107 - Hopkins, Kenneth; 11117 - bamberg, maitavyia; 11177 - Bates, Jennifer; 11180 - Wallace, Christine; 11190 - Layne, Ryann; 11192 - Lakes, Dakota; 11285 - clark, Paul; 11289 - Thibault, Cody; 11290 - Desai, Vandna; 11296 - ghougassian, Daniel; 11298 - Duke, Angelina; 12036 - komorowski, Stephanie; 12041 - Nelson, Mary; 12068 - Walker, Melissa; 12085 - Torres, Tabitha; 12121 - Dublin, Shynessa; 12124 - Nieves, Felix; 12147 - Searcy, Lashanda; 12169 - Hess, Melinda; 12230 - Woods, Shana N; 12232 - Coleman, Monica; 12267 - Reyes, Alabran; 13008 - Clower, Dawn; 13029 - Heredia, Roberto; 13080 - Carver, April; 13121 - jackson, toby; 13230 - Dangialosi, Mark; 13256 - Finocchiaro, Jocelyn; 13305 - Collins, Jacquise; 13310 - Hanlon, Brittinni Miranda; 13346 - Powers, David; B108 - vargas, yanessa; B211 - Demarchi, Gordon Edward; B231 - kelly, Kaily; C104 - McKinnon, Kendra; C112 - Adkins, Michele; C210 - Mason, Gilbert; C228 - wallace, Ronald; C229 - Boone, Kim; C255 - Evans, Ronald; C258 - Stalnaker, Brett; C303 - Young, Jerrell; C321 - Newkirk, Mikayla; C373 - Moore, Misty; C380 - McBride, Sydney; D163 - lewandowski, Sarah; D256 - Scheck, Julia; D258 - Taylor, Erik; D332 - Hall, Emanuel; P139 - goad, anthony

PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.

1942 - Atwater, Joel; 2206 - Moralevitz, David M; 2504 - Auberon, Arabella

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

A0019 - Dorce, Ashley; A0044 - manzi, Robin; A0048 - hansen, David; A0060 - Colon, Dasel; C1027 - Merrell, Lavonne; C1036 - Wilcoxson, Erika; E1113 - Meyers, William; E1131 - Hackett, Evelyn; E1133 - Gonzalez, Angel; E1153 - Del Rio, Betsy; E1168 - Whipkey, Heather; E1204 - Durham, Barry; E1238 - Gemalsky, Eonna; E2216 - Sharpe, Dennis; E2247 - Johnston, Brianna; E2262 - Acuna, Hector; E2284 - Lake, Terrance; E2296 - Quintero, Enid; E2321 - Somerville, Maryjane; E2326 - Young, Kristin; E2335 - Wilson, Robert; E2360 - Irizarry, Raymond

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

0A114 - Cruz, Romeo; 0A141 - Evans, Andrew; 0A160 - Popovich, George; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0A233 - Fernandez, David; 0A235 - T, Sheila; 0B001 - Popovich, George; 0B008 - Shackett, Sarah; 0B012 - Brown, Zaniya; 0B032 - Alligood, Amy; 0B039 - McGovern, Brittney; 0B040 - Rosenfelt, Ashley; 0B050 - Goodrich, Kaitlyn; 0C007 - Nielsen, Eric; 0C033 - Piasecki, Christie; 0C045 - Darst, Joseph; 0C134 - Colondres, Jorge; 0D001 - Popovich, George; 0D005 - Ware, Angela; 0D009 - Santana, Wilnelia; 0D035 - Oyola, Daniel; 0E008 - Howard, Robert; 0E009 - Fann, Jennifer; 0E023 - Talley, Joey; 0E050 - Jones, Stefania; 0E115 - Knox, Tracy; 0E123 - Hampton, Teasha; 0E157 - Maldonado, Jennifer; 0E177 - STEEN, PATRICK; 0E178 - Tuohy, Margaret; 0E187 - Hood, Nicole; 0E199 - Cintron, Oscar L; 0E226 - crow, Skylar; 0E239 - poust, bobbiejo; 0P001 - Monroy, Jose

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

005 - Williams, Tanya; 048 - Willis, Louellen; 068 - toler, Scott; 072 - Johnson, Akira; 112 - Parker, Julie; 167 - WC SERVICES Watkins, William; 192 - hall, Stephen; 202 - valencia, gina; 216 - Easterwood, Johnathon; 250 - Woessner, Christian; 312 - Rutchey, Christopher; 388A - Mayer, Angelique; 408 - Reagan, Jeffrey; 413 - McIntosh, Michael; 436 - Davis, Tiffany; 452 - Moorehead, Susan; 500 - Davis, Tiffany; 529 - Miller, Sharon; 560 - villarrubia, Danelia alexia; 570 - Louden, James; 575 - lewis, Kevin; 589 - Russell, Amy

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

1025 - Espada, Tiffany; 1034 - Newbury, Annette; 1065 - Saslaw, Barry; 1084 - Webb, Ana; 1144 - Cutler, Thomas; 1163 - Wright, Daniel; 1181 - Hicks, Ashley; 1223 - bello, Brian; 2064 - Rieger, Shannon; 2206 - Ollennu, Sara; 2261 - Smith, Dana; 2268 - Carpenter, Stephanie; 2279 - nelson, John; 2280 - Bonilla, Judith; 3052 - Hrica, Heather M; 3103 - Shipley, Jaclyn; 3109 - Beall, Austin; 3122 - kimball, keith; 3215 - Abrams, Shylinn; 3232 - Pate, Jozip; 3239 - Caldwell, Andrew J; 3275 - Robinson, Andru; 3302 - Smith, Tamara; 3322 - Warrington, Christopher; 3347 - Soto, Yajaira; RV36 - Kudrna, Joseph

PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964
Time: 12:40 PM
Sale to be held at www.storagetreasures.com.

1082 - Hilton JR, Boakai; 1087 - Lock, Annette; 1094 - Hoffeller, Dorian; 1113 - Aikens, Jeremy; 1133 - Torres, Stephanie; 2014 - Garcia, Brittany; 2095 - Jimenez, Nelly; 2102 - Moody, Nicole; 2106 - Schmidt, Tina; 2107 - Schmidt, Tina; 2115 - Garcia, Russell; 2243 - Keister, John; 3031 - Devine, Kelly; 3033 - Jasmin, Rebecca; 3043 - Griffith, Scott; 3056 - White, Elna; 3075 - White, Elna; 3089 - Camargo, Juan; 4049 - Hillis, Dean

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

0402 - patlan, Angela

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

September 5, 12, 2025

25-01854P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the KD52 Community Development District No. 1 (“District”) and the Auditor Selection Committee (“Audit Committee”) of the District will hold a Regular Meeting and an Audit Committee Meeting on September 23, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Regular Meeting is being held for the necessary public purpose of conducting any business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager’s Office”) during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

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

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 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	
September 5, 2025	25-01882P

FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2

NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the KD52 Community Development District No. 2 (“District”) and the Auditor Selection Committee (“Audit Committee”) of the District will hold a Regular Meeting and an Audit Committee Meeting on September 23, 2025 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Regular Meeting is being held for the necessary public purpose of conducting any business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager’s Office”) during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

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

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 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	
September 5, 2025	25-01883P

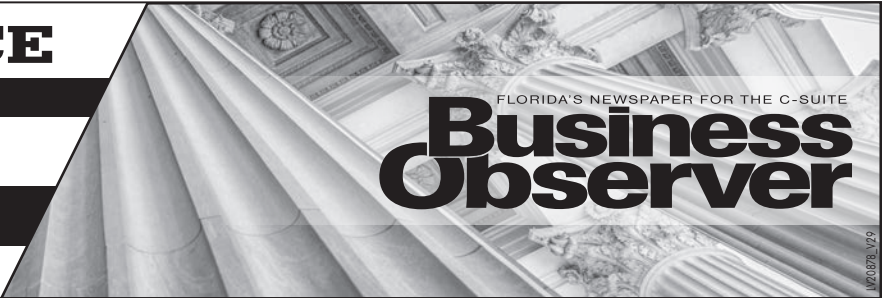
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- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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or email legal@businessobserverfl.com



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

The Meadow Pointe II Community Development District hereby gives notice of its intention to revise fees and potentially rules relating to usage of the District's amenities, facilities, and infrastructure pursuant to Sections 190.011 and 190.035, Florida Statutes (2025), as amended. The purpose and effect of the amendments are to address revisions necessary for the efficient operation of the District's facilities. Specific legal authority for the proposed amendments includes Sections 120.54, 190.011, and 190.035, Florida Statutes (2025), as amended and applicable.

A public hearing will be conducted by the Board of Supervisors of the Meadow Pointe II Community Development District on Wednesday, the 1st day of October 2025, during a regular meeting of the Board of Supervisors beginning at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Any person desiring a copy of the preliminary draft of the proposed amendments may promptly obtain a copy, without cost, by contacting the District Office, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544.

The public hearing may be continued to a date, time, and place approved by the Board on the record without additional publication of notice.

Jayna Cooper
District Manager
September 5, 2025

25-01884P

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. at 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, 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
September 5, 2025

25-01887P

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 UR FIRST Home Health located at 400 N. Tampa St Ste 1550 #105481, in the County of Pasco, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 30th day of August, 2025.

SAPIENT APEX GROUP LLC

September 5, 202525-01886P

FIRST INSERTION

REQUEST FOR PROPOSALS

Sealed Bids will be received by representatives of the Estancia at Wiregrass Community Development District (CDD) until 10:00 a.m., Tuesday, October 7, 2025, and publicly opened and read that day for:

ESTANCIA AT WIREGRASS MULTI-USE TRAIL IMPROVEMENTS

Bid documents may be obtained from 1) DemandStar by visiting their website at: https://network.demandstar.com/, or 2) Requested from Pegasus Engineering at: info@pegasusengineering.net

A non-mandatory pre-proposal conference will be held on Tuesday, September 16, 2025, and all parties are encouraged to visit the project site as needed before submitting a proposal.

The Estancia at Wiregrass Community Development District (CDD) reserves the right to reject any and all proposals and to waive any informalities, irregularities or technicalities.

September 5, 202525-01888P

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 Plan-nary located at 2908 Grand Cypress Dr. Unit 118 in the City of Lutz, Pasco County, FL 33559 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 27th day of August, 2025.

Vaikus Enterprises LLC

September 5, 202525-01855P

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No: 25-CP-000731

IN RE: ESTATE OF CONNIE LOUISE BAKER, Deceased.

The administration of the estate of CONNIE LOUISE BAKER, deceased, Case No: 25-CP-000731, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, NPR, FL. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 5, 2025.

/s/ Derek t. Matthews
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992
Kaitlyn N. Beasley, Esquire
Fla. Bar No.: 1044518
David. H. Page, Esquire
Fla. Bar No. 1049323
Matthews Law & Associates, P.a.
1091 East Brandon Blvd.
Brandon, Florida 33511
813-588-5305
Email:
Dmatthews@Matthewslawpa.com and
Denise@Matthewslawpa.com
Attorneys For Petitioner
Sept. 5, 12, 202525-01869P

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 512025CP001469CPAXWS Division 1

IN RE: ESTATE OF SUSANNE STEVENS AKA SUSANNE L. STEVENS AKA SUSANNE LLOYD STEVENS Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of SUSANNE STEVENS AKA SUSANNE L. STEVENS AKA SUSANNE LLOYD STEVENS, deceased, File Number 512025CP-001469CPAXWS, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was July 2, 2025; that the total value of the estate is \$25.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
THOMAS J. LLOYD
903 West Ashland Avenue
Louisville, Kentucky 40215

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 September 5, 2025.

Person Giving Notice:
THOMAS J. LLOYD
903 West Ashland Avenue
Louisville, Kentucky 40215
Attorney for Person Giving Notice:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
Sept. 5, 12, 202525-01878P

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

FILE NO: 2025CP000379CPAXES

IN RE: ESTATE OF CHARLENA MCDUFFORD, Deceased.

The administration of the Estate of Charlena McDufford, deceased, whose date of death was 2/26/2024, Case Number 2025CP000379CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 5 day of September 2025.

Personal Representative:
Anita Little
83 Pleasant Street, Apt. C,
Lyndonville, VT 05851
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
Sept. 5, 12, 202525-01873P

FIRST INSERTION

ORDER ON PLAINTIFF'S MOTION TO CONTINUE/ RE-SCHEDULE FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.

51-2024-CA-001793 CAAXWS GOLDFISH CAPITAL, LLC Plaintiff, vs. DVK VENTURES LLC, DENISE KELLO, VICTOR KELLO, FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT, Defendants.

THIS CAUSE, having come before this Honorable Court dated August 27, 2025 via Telephonic Hearing before the Honorable Kemba Lewis on August 27, 2025 at 1:30 p.m. (15minutes) on Plaintiff's Motion to Continue/ Reschedule Foreclosure Sale, the Foreclosure Sale has been rescheduled from September 19, 2025 to September 30, 2025, and the Court having been otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED that the Plaintiff's Motion to Continue/Reschedule Foreclosure Sale moving the Foreclosure Sale date to September 30, 2025 is hereby GRANTED.

DONE and ORDERED at Pasco County, Florida this day of ____ day of ____ 2025

Electronically Conformed 8/28/2025

Kemba Lewis

Circuit Court Judge

September 5, 12, 202525-01862P

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Business Observer

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-1341

IN RE: ESTATE OF ROBERT CISTERNINO

A/K/A ROBERT JOHN CISTERNINO Deceased.

The administration of the estate of Robert Cisternino a/k/a Robert John Cisternino, deceased, whose date of death was June 13, 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 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 September 5, 2025.

Kim Cisternino Casabona
Personal Representative
5008 Northwest 98th Lane
Coral Springs, FL 33076

Rebecca Bell
Attorney for Personal Representative
Email Addresses:
rebecca@delzercoulter.com
karen@delzercoulter.com
Florida Bar No. 0223440
Delzer, Coulter & Bell, P.A.
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
Sept. 5, 12, 202525-01872P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.

512025CP001397CPAXES Division X

IN RE: ESTATE OF SHARON ELIZABETH McLAREN, a/k/a SHARON E. McLAREN, a/k/a SHARON ELIZABETH ALBANESIUS, a/k/a SHARON E. SCHAPPELL, Deceased.

The administration of the estate of SHARON ELIZABETH McLAREN, a/k/a SHARON E. McLAREN, a/k/a SHARON ELIZABETH ALBANESIUS, a/k/a SHARON E. SCHAPPELL, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP001335CPAXES

Division: Probate

IN RE: ESTATE OF ANN ELIZABETH PHILLIPS (A/K/A ANN E. PHILLIPS A/K/A ANN PHILLIPS) Deceased.

The administration of the estate of Ann Elizabeth Phillips (a/k/a Ann E. Phillips a/k/a Ann Phillips), deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative:
Alan E. Butler
3033 Gianna Way
Land O' Lakes, Florida 34638
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
Sept. 5, 12, 202525-01870P

FIRST INSERTION

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 September 5, 2025.

Personal Representative:
DANIEL SHEA, JR.
6625 Aspen Court
Zephyrhills, FL 33542
Attorney for Personal Representative:
STEPHEN D. CARLE, Attorney
Florida Bar Number: 0213187
HODGES & CARLE, P.A.
38410 North Avenue
P. O. Box 548
Zephyrhills, FL 33539-0548
Telephone: (813) 782-7196
Fax: (813) 782-1026
E-Mail: hodgescarle@hotmail.com
Sept. 5, 12, 202525-01874P

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

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

Rarely do consumers specifically search online for public notices.

lv8237_v2

--- ACTIONS / SALES ---

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 ACTION CASE NO.: 2024CA001910CAAXWS CYMBIDIUM RESTORATION TRUST, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HENRY SEHL A/K/A HENRY SEHL, JR., DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 15, 2025, and entered in Case No. 2024CA001910CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which CYMBIDIUM RESTORATION TRUST, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HENRY SEHL A/K/A HENRY SEHL, JR., DECEASED, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ERIC H. SEHL A/K/A ERICK H. SEHL; KARRIE JEAN SEHL A/K/A KARRIE J. BAKER A/K/A KAREN SHEL A/K/A KARIE J. SEHL; SEAR-RA L. SEHL; CONNIE SEHL; AARON HENRYDANIEL SEHL A/K/A AARON M. SEHL; CONSTANTINO SEHL; BILLIE JO WATSON A/K/A BILLIE JO SEHL; SANDRA MARIE COWLES A/K/A SANDRA M. SEHL; BRITTNEY RENEE LEON A/K/A BRITTNEY RENEE SEHL; SHANNON S. SEHL; MANDIE RENEE BILLIE JO SEHL A/K/A MANDIE SEHL; GRANT PAUL SEHL A/K/A GRANT M. SEHL; MARITA PHYLLIS SEHL A/K/A MARITA H. SEHL A/K/A MARITA HITT-SEHL are defendants, Nikki Alvarez-Sowles, Esq, Clerk of the court, will sell to the highest and best bidder for cash in/on www.pasco.realforeclose.com in accordance with</p>	<p>chapter 45 Florida Statutes, Pasco County, Florida on September 29, 2025 at 11:00 am the following described property as set forth in said Final Judgment of Foreclosure: LOT 243, LA VILLA GARDENS - UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 78-79, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 20-26-16-066A-00000-2430 PROPERTY ADDRESS: 5606 BELLEZA DR., HOLIDAY, FL 34690 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you 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 /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email I: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff September 5, 12, 2025 25-01859P</p>

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case #: 2022CA001922CAAXWS DIVISION: J2 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Valerie Lyn Stewart a/k/a Valerie L. Stewart; Scott David Stewart a/k/a Scott D. Stewart a/k/a Scott Stewart; Michael Howard Schwimmer; Karen Wulff a/k/a Karen Schwimmer; Unknown Spouse of Valerie Lyn Stewart a/k/a Valerie L. Stewart; Unknown Spouse of Scott David Stewart a/k/a Scott D. Stewart a/k/a Scott Stewart; Unknown Spouse of Michael Howard Schwimmer; Unknown Spouse of Karen Wulff a/k/a Karen Schwimmer; Two Capri Village Condominium Association, Inc.; Timber Oaks Community Services Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA001922CAAXWS of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein in Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Janice Schwimmer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ON-LINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT WWW.PASCO.REALFORECLOSE.COM, AT 11:00 A.M. on September 30, 2025, the following described property as set</p>	<p>forth in said Final Judgment, to-wit: UNIT 60, PHASE IV, TWO CAPRI VILLAGE CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 4, AT PAGES 77-86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN UN-DIVIDED PERCENTAGE INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TWO CAPRI VILLAGE CONDOMINIUM, AS RECORDED IN O.R. BOOK 1700, AT PAGES 1273 THROUGH 1349, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 22-325903 FCO1 RFT September 5, 12, 2025 25-01865P</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CC004020GCAXES RIDGE GARDENS OFFICE PARK CONDOMINIUM ASSOCIATION, INC, a Florida not-for-profit corporation, Plaintiff, vs. ANTHONY JAMES NICOLETTI and ANY UNKNOWN OCCUPANTS IN POSSESSION Defendants. TO: ANTHONY JAMES NICOLETTI YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, RIDGE GARDENS OFFICE PARK CONDOMINIUM ASSOCIATION, INC., herein in the following described property: See attached Scheduled "A", of the Public Records of Pasco County, Florida. With the following street address: 6609 Ridge Road, Unit 2 (aka Unit 4), Port Richey, Florida, 34668 Schedule "A" Units N, O, P and Q of Building No. 4, as descbed in the Declaration of Condominium of RIDGE GARDENS OFFICE PARK, A CONDOMINIUM, PHASE 2, recorded on April 25, 1985 in OR Book 1410, Pages 531 through 535, inclusive, which is an amendment to the Declaration of Condominium of RIDGE GARDENS OFFICE PARK, A CONDOMINIUM, PHASE I, recorded on October 8, 1984 in OR Book 1367, Pages 806 through 868, inclusive; amended in OR Book 1415, Pages 980 through 981 on May 15, 1985, all in the Public Records of Pasco County, -Florida. Along with the perpetual rights to use a 20.00 foot wide utility, drainage, ingress and egress easement lying parallel with and 20.00 feet Northerly boundary line of the aforementioned described parcel. Along with a 20.00 foot wide ingress and egress easement being further described as follows: Commence at the Southwest corner of the above described parcel; thence run North 00°01'50" East, 25.00 feet along the West boundary line of said Commercial Tract "I" to the Point of Beginning;</p>	<p>thence continue North 00°01'50" East, 20.00 feet along said West boundary line of said Commercial Tract "I"; thence South 89°58'10" East 156.96 feet; thence South 00°32'01" West, 25.00 feet; thence North 89°58'10" West 156.79 feet to the Point of Beginning. TOGETHER WITH all appurtenances thereto described in the aforesaid Declaration of Condominium. Subject however, to each and every provision of the aforementioned Declaration of Condominium. has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE 10/06/2025 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court on August 27, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 September 5, 12, 2025 25-01857P</p>

FIRST INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024 CA 002109 WS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-8, Plaintiff(s), v. KERRY M. KINSELLA; UNKNOWN SPOUSE OF KERRY M. KINSELLA; TOWNHOMES BY GULF AT SAND PEBBLE HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 26th day of February 2025, in Case No.: 2024 CA 002109 WS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-8, is the Plaintiff and KERRY M. KINSELLA; UNKNOWN SPOUSE OF KERRY M. KINSELLA; TOWNHOMES BY GULF AT SAND PEBBLE HOMEOWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 6th day of October 2025, the following described property as set forth in said Final Judgment, to wit: THAT CERTAIN DOCK AREA IDENTIFIED AS #D-8 OF MARINA D AS SHOWN ON THE SKETCH ATTACHED TO QUIT CLAIM BOOK 5676 PAGE 225. THIS DEED IS SUBJECT TO THOSE CERTAIN RULES AND REGULATIONS WHICH ARE CONTAINED IN THE AMENDMENT TO THE DECLARATION OF RESTRICTIONS, COVENANTS, EASE-</p>	<p>MENTS AND CONDITIONS OF TOWNHOMES BY THE GULF AT SAND PEBBLE WHICH AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 4065, PAGE 1088, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: LOT 419, TOWNHOMES BY THE GULF AT SAND PEBBLE, PARCEL NO.4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 34 THROUGH 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 8215 AQUILA ST, 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 WITH THE CLERK 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. Dated this 27th day of August, 2025 By: /s/ Michael V. Supple, Esq. Michael V. Supple, Esq. Bar Number: 92080 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 24-06295-1 September 5, 12, 2025 25-01856P</p>

FIRST INSERTION	
<p>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023-CA-003002 WS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JONAH ALEXANDER KAROUNOS AKA JONAH A. KAROUNOS, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 7, 2025, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the September 18, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A/K/A 5145 MANOR 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 before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654 Phone: 727.847.8110 (voice) in New Port Richey or 352.521.4274, ext 8110 (voice) in Dade City or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 3 day of September, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 IN/22-001432 September 5, 12, 2025 25-01890P</p>	

FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2023-CA-003356 SELECT PORTFOLIO SERVICING, INC. Plaintiff, vs. SANDRA BECK, UNKNOWN SPOUSE OF SANDRA BECK, SUNCOAST MEADOWS MASTER ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 16, 2025, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as: LOT 13, BLOCK 11 OF SUNCOAST MEADOWS – INCREMENT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and commonly known as: 3407 CLOVER BLOSSOM, LAND O LAKES, FL 34638; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on October 27, 2025 at 11:00 A.M.</p>	<p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated: September 2, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 246300/2321532/wll September 5, 12, 2025 25-01864P</p>

FIRST INSERTION	
<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. 2024CA000160CAAXES PENNYMAC LOAN SERVICES, LLC Plaintiff, VS. GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 29, 2025 in Civil Case No. 2024CA000160CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Georgette Cole a/k/a Georgette Rachell Cole, 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 25th day of September, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 17, Block 3, Talavera Phase 1A-2, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 89 through 94, inclusive, of the Public Re-</p>	<p>cords 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 23-08863FL September 5, 12, 2025 25-01858P</p>

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		FIRST INSERTION	
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002145CAAXES DIVISION: Y Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Donald Kemper, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of F.A. Ashby, Jupiter Asset Recovery, LLC, Ann Ashby Geary, Carolyn Ashby Allen, Susan Ashby, Clare Jackson, John Wiggins, Catherine Wiggins, Clarence Kemper, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties		Claiming an Interest By, Through, Under or Against the Estate of Lionel Laperouse, Jr., and Camille Jarrell, Defendants. TO: Estate of Lionel Laperouse, Jr. 51 Baskin Road Lexington, MA 02421 YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before OCTOBER 6TH, 2025 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on this September 2, 2025. Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: By: Haley Joyner As Deputy Clerk Sept. 5, 12, 19, 26, 2025 25-01867P	
		NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA002145CAAXES DIVISION: Y Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Donald Kemper, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of F.A. Ashby, Jupiter Asset Recovery, LLC, Ann Ashby Geary, Carolyn Ashby Allen, Susan Ashby, Clare Jackson, John Wiggins, Catherine Wiggins, Clarence Kemper, All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties	



SAVE



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legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
09/20/25, 1P0

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000984 IN RE: ESTATE OF MARGARET F. CRISSEY, Deceased. The administration of the estate of Margaret F. Crissey, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Attn: Probate Department, P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. A 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 Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. 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 September 5, 2025. Personal Representative: David R. Crissey 25316 Tradewinds Dr. Land O' Lakes, FL 34639 Attorney for Personal Representative: Ryan M. Schmidt, Esq. Florida Bar No. 95731 Coats Schmidt, P.A. 4055 Central Ave. St. Petersburg, FL 33713 Phone: (727) 456-4462 Sept. 5, 12, 2025 25-01871P

FIRST INSERTION	
NOTICE OF ACTION N THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA002418CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MARK J. WEIMER, et al., Defendants. TO: MARK J. WEIMER 4011 GRAYTON DR, NEW PRT RCHY, FL 34652 UNKNOWN SPOUSE OF MARK J. WEIMER 4011 GRAYTON DR, NEW PORT RICHY, FL 34652 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 2121, BEACON SQUARE UNIT 18-C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 78 AND 79, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before OCTOBER 6TH, 2025 a date at least thirty (30) days after the first publication of this Notice in the (Please publish in	BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this day of September 2, 2025. NIKKI ALVAREZ-SOWLES, ESQ As Clerk of the Court Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Sept. 5, 12, 2025 25-01861P

PUBLISH YOUR LEGAL NOTICE

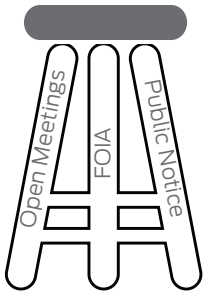
Call 941-906-9386 and select the appropriate County name from the menu.

or email
legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/25, 1P0

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

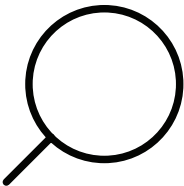


Citizens continue to learn about vital civic matters from newspaper notices.

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

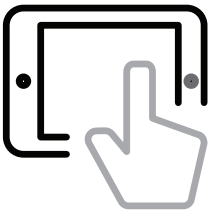
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

--- TAX DEEDS ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
Notice of Application for Tax Deed 2025XX000143TDAXXX 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 #: 2104810 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0020-00000-0770 MOON LAKE ESTATES UNREC PLAT A PORTION OF TRACT 77 BEING DESC AS FOLLOWS: COM AT MOST WLY COR OF LOT 13 BLOCK 188 MOON LAKE ESTATES UNIT 11 PB 5 PG 141 TH N48DEG20' 00"W 250.00 FT TH N14DEG22' 00"E 112.06 FT FOR POB TH N31DEG16' 27"W 140.87 FT TH N87DEG05' 43"W 163.00 FT TH N07DEG37' 40"E 175.00 FT TH S82DEG22' 20"E 80.00 FT TH S62DEG09' 37"E 207.26 FT TH S14DEG22' 00"W 200.99 FT TO POB AKA PCL C OR 6626 PG 505 Name(s) in which assessed: KEVIN FORD KENNETH E FORD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on 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 25-01775P	Notice of Application for Tax Deed 2025XX000144TDAXXX 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 #: 2104809 Year of Issuance: 06/01/2022 Description of Property: 16-25-17-0020-00000-077B MOON LAKE ESTATES UNREC PLAT A PORTION OF TRACT 77 AKA PARCEL B BEING DESC AS FOLLOWS COM AT MOST WLY COR OF LOT 13 BLOCK 188 MOON LAKE ESTATES UNIT 11 PB 5 PG 141 TH N48DEG 20' 00"W 250.00 FT TH N14DEG 22' 00"E 313.05 FT FOR POB TH N62DEG09' 37"W 207.26 FT TH N82DEG22' 20"W 80.00 FT TH N07DEG37' 40"E 125.00 FT ALG ELY R/W LINE MIRAMAR ST TH S82DEG22' 20"E 297.73 FT TH S14DEG22' 00"W 197.98 FT TO POB OR 6626 PG 511 Name(s) in which assessed: KENNETH E FORD KEVIN FORD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on 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 25-01776P	Notice of Application for Tax Deed 2025XX000162TDAXXX 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 #: 2104220 Year of Issuance: 06/01/2022 Description of Property: 19-24-17-0010-00000-0046 HIGHLANDS UNRECORD-ED PLAT POR OF TRACT 4 DESC AS COM AT SW COR OF NW1/4 OF SECTION 19 TH N00DEG36'49"E ALG WEST LINE OF NW1/4 787.76 FT FOR POB TH CONT N00DEG36'49"E 87.53 FT TH S89DEG42'42"E 320.26 FT TH S00DEG40'59"W 87.55 FT TH N89DEG42'27"W 320.15 FT TO POB LESS WLY 25.00 FT THEREOF FOR RD R/W AKA LOT 6 RAMONA'S UNRECORDED PLAT OR 4651 PG 1859 Name(s) in which assessed: DUSTIN HARKNESS ALICIA M ELFSTROM 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 25-01790P

--- TAX DEEDS ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
Notice of Application for Tax Deed 2025XX000154TDAXXX 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 #: 2104573 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0020-00100-0280 MOON LAKE ESTATES UNIT 2 PB 4 PG 74 LOTS 28 & 29 BLOCK 1 OR 9063 PG 2401 Name(s) in which assessed: KEVIN FORD All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on 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 25-01783P	Notice of Application for Tax Deed 2025XX000148TDAXXX 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 #: 1607965 Year of Issuance: 06/01/2017 Description of Property: 09-25-18-0000-01500-0000 THAT PART OF SW 1/4 OF NW 1/4 LYING W OF RR EXC S 205 FT OR 705 PG 544 Name(s) in which assessed: JOHN A REWIS GRACE E REWIS 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 25-01780P	Notice of Application for Tax Deed 2025XX000174TDAXXX 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 #: 2105691 Year of Issuance: 06/01/2022 Description of Property: 24-24-16-0010-00000-0570 HUDSON ACS PB 6 PG 73 LOT 57 OR 5577 PG 263 Name(s) in which assessed: EVA C RUSSELL RAYMOND H HIX 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 25-01800P
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
Notice of Application for Tax Deed 2025XX000147TDAXXX 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 #: 2107547 Year of Issuance: 06/01/2022 Description of Property: 33-25-16-0060-00G00-0060 HILLTOP HEIGHTS PB 6 PG 120 LOT 6 BLOCK G LESS SOUTH 7.00 FT THEREOF Name(s) in which assessed: DOUGLAS ADDISON DESIGN LLC DOUGLAS L ADDISON 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 25-01779P	Notice of Application for Tax Deed 2025XX000160TDAXXX 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 #: 2100327 Year of Issuance: 06/01/2022 Description of Property: 30-23-21-0000-01400-0000 THE EAST 1/5 OF NORTH 1/2 OF NE1/4 OF SE1/4 OF SE1/4 LESS 15 FT ON SOUTH SIDE RESERVED FOR RD R/W OR 3747 PG 1835 Name(s) in which assessed: REBECCA J DAVIS 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 25-01788P	Notice of Application for Tax Deed 2025XX000170TDAXXX 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 #: 2107890 Year of Issuance: 06/01/2022 Description of Property: 06-26-16-0070-00900-0010 BAYOU VIEW PB 2 PG 53 LOTS 1 TO 6 INCL BLK 9 OR 8342 PG 1706 Name(s) in which assessed: TARPON IV LLC JONATHAN POLITANO 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 25-01797P
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
Notice of Application for Tax Deed 2025XX000173TDAXXX NOTICE IS HEREBY GIVEN, That RAM TAX LIEN FUND LP, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2003178 Year of Issuance: 06/01/2021 Description of Property: 05-24-18-0010-00000-4340 LEISURE HILLS UNREC PLAT TRACT 434 DESC AS THE EAST 1/2 OF SE1/4 OF SW1/4 OF SE1/4 OF SE1/4 OF SEC 5 LESS THE NORTH 25.00 FT THEREOF FOR ROAD R/W OR 8749 PG 80 Name(s) in which assessed: MICHAEL A SCOTT FRANCISKA E BROWN 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 25-01799P	Notice of Application for Tax Deed 2025XX000146TDAXXX 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 #: 2107045 Year of Issuance: 06/01/2022 Description of Property: 22-25-16-076D-00001-1270 REGENCY PARK UNIT 6 PB 13 PGS 22-23 LOT 1127 OR 5914 PG 360 OR 8546 PG 1875 Name(s) in which assessed: CHRISTOPHER CRAMER RODGER W CRAMER DECEASED ROGER W CRAMER 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 25-01778P	Notice of Application for Tax Deed 2025XX000161TDAXXX 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 #: 2109091 Year of Issuance: 06/01/2022 Description of Property: 31-26-16-0150-00000-0230 BUENA VISTA MB 5 PG 96 LOT 23 OR 8970 PG 3185 Name(s) in which assessed: ALEXANDROS LEONIDAS CHRISTOPOULOS REGISTERED AGENT ALPHA FOOD EQUIPMENT LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on October 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 25-01789P

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

WOULDN'T YOU WANT TO KNOW?

BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

FloridaPublicNotices.com

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2022-CA-001639 THE MONEY SOURCE INC, Plaintiff, v. VICTOR DWAYNE MIMS, et al., Defendants. 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: 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. Property Address: 8206 Summer Brook Ct, Land O Lakes, FL 34638 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as</p>			
SECOND INSERTION			
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION 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), 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: Lot 18, CONGRESS PARK, according to plat thereof as recorded in Plat Book 10, Page 140, of the Public Records of Pasco County, Florida. Property No.:</p>			
SECOND INSERTION			
<p>NOTICE OF SALE IN THE COUNTY COURT FOR PASCO COUNTY, FLORIDA CIVIL DIVISION 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. 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: Lot 148, FLORIDA TRAILER ES-</p>			
<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</p>			
SECOND INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA001348CAAXWS NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PAUL CHANCEY A/K/A PAUL G CHANCEY, et al., Defendant. To: PAUL CHANCEY A/K/A PAUL G CHANCEY 4210 WOODFIELD LAKE ROAD, CARY, NC 27518 UNKNOWN SPOUSE OF PAUL CHANCEY A/K/A PAUL G CHANCEY 4210 WOODFIELD LAKE ROAD, CARY, NC 27518 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: 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.. 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>			
SECOND INSERTION			
<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. 2019CA004191CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. KELLY LYNCH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on September 18, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 10 AND 11, BLOCK 28, MOORE'S FIRST ADDITION TO THE TOWN OF ZEPHYRHILLS, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 57, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4734 16TH ST, ZEPHYRHILLS, FL 33542 Any person claiming an interest in the surplus from the sale, if any, other than</p>			
SECOND 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 CASE NO.: 2025CA000719 SILVERADO RANCH NORTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. SHELLY BAKSH, DONALD PERUCHI, et al., Defendants. 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: 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>			
<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 LIEBERT 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</p>			
SECOND INSERTION			
<p>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 Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-387656 - DaV Aug. 29; Sep. 5, 2025 25-01839P</p>			
SECOND INSERTION			
<p>RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT EITHER THE PASCO COUNTY CUSTOMER SERVICE CENTER, 8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654, (727) 847-2411 (V) OR THE PASCO COUNTY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. DATED: August 21, 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 Aug. 29; Sep. 5, 2025 25-01816P</p>			
--- ACTIONS / SALES ---			
SECOND 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 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. BROWNBRIDGE; 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. BROWNBRIDGE; 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). 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. BROWNBRIDGE; 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. BROWNBRIDGE; 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>			
SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: 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. 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: 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: 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>			
<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: 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. TOGETHER WITH A 2001 HOMES OF MERIT MOBILE HOME LOCATED THEREON VEHICLE ID NUMBER(S): FLHML2B143224526A AND FLHML2B143224526B; TITLE NUMBER(S): 83012397 AND 83012448 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 August 13, 2025. 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>			
SECOND INSERTION			
<p>degrees 52' 37" E., 72.55 FEET; THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542 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 20 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 25-00232 Aug. 29; Sep. 5, 2025 25-01818P</p>			

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 ---

SECOND INSERTION	
<p>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:</p> <p>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</p>	<p>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:</p> <p>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.</p> <p>WITNESS my hand and seal of this Court on this date: August 26, 2025.</p> <p>NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT (SEAL) BY:/s/ Haley Joyner Deputy Clerk Aug. 29; Sep. 5, 2025 25-01837P</p>

SECOND INSERTION	
<p>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.</p> <p>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.</p>	<p>YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.</p> <p>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.</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 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.</p> <p>Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this 22nd day of August, 2025.</p> <p>(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</p>

SECOND INSERTION	
<p>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:</p> <p>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-</p>	<p>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.</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 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.</p> <p>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</p>

SECOND INSERTION	
<p>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</p>	<p>set forth in said Order or Final Judgment, to-wit:</p> <p>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.</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 8/18/2025.</p> <p>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</p>

SECOND INSERTION	
<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. 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, DEWISEES, 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:</p> <p>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</p>	<p>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.</p> <p>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.</p> <p>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</p>

Q&A

Who benefits from legal notices?

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

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

--- ACTIONS / TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000116TDAXXX 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 #: 2106502 Year of Issuance: 06/01/2022 Description of Property: 10-25-16-053D-00000-6060 PALM TERRACE GARDENS UNIT 3 UNREC LOT 606 OR 8946 PG 974 Name(s) in which assessed: HAWKEYE PARTNERS II LLC CLAUDE WILKERSON REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on 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 25-01681P

FOURTH 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

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.

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FOURTH 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

FOURTH 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

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000125TDAXXX 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 #: 2103227 Year of Issuance: 06/01/2022 Description of Property: 05-24-18-0010-00000-5760 LEISURE HILLS UNREC PLAT TRACT 576 DESC AS FOLL:NORTH 1/2 OF NE1/4 OF SE1/4 OF NE1/4 OF NW 1/4 LESS NORTH 25 FT & LESS WEST 25 FT THEREOF FOR ROAD OR 6247 PG 1241 OR 9249 PG 2383 Name(s) in which assessed: WILLIAM D JOHNSTON 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

FOURTH 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 25-01673P

FOURTH 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

FOURTH INSERTION
Notice of Application for Tax Deed 2025XX000110TDAXXX 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 #: 2105248 Year of Issuance: 06/01/2022 Description of Property: 28-25-17-0200-27400-0350 MOON LAKE NO 20 PB 7 PGS 15 16,17 LOTS 35, 36 BLK 274 OR 6105 PG 149 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 25-01675P

FOURTH 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

FOURTH 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

FOURTH 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 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

FOURTH 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

FOURTH INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CC0002612CCAXES 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.

IV18237_V29

VIEW NOTICES ONLINE AT
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legal@businessobserverfl.com