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,

> 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

speaker telephone.

District Manager

September 5, 2025

September 5, 2025 25-01843P

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 Devel-

opment 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.avalonparkwestcdd.org/.

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

Any person requiring special accommodations at this meeting because of a dis-

ability 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) /

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.

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, Janu-

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, Rizzet-

ta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614,

There may be occasions when one or more Supervisors will participate by tele-

Pursuant to provisions of the Americans with Disabilities Act, any person requir-

ing 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

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

(813) 933-5571, during normal business hours.

ary, March, May, July, and September which will be held at 3:00 p.m.:

1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

The public hearing and meeting are open to the public and will be conducted in

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,

> 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, 2025

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://estanciawiregrasscdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or 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

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, 2025

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,

> 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

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

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) $994\hbox{-}1001,$ 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

25-01845P

25-01846P

September 5, 2025

25-01848P

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 Avalon Park West Amenity Center 5060 River Glen Boulevard LOCATION:

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://summerstonecdd.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 25-01851P

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 6,2025November 3, 2025December 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

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, 2025 25-01847P

the appeal is to be based. Scott Brizendine District Manager September 5, 2025

25-01850P

25-01844P

District Manager September 5, 2025

25-01849P

--- PUBLIC SALES ---

PASCO COUNTY

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 I, 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://woodcreekcdd.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

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

2023DP000134DPAXWS-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 AP-PEAR AT THIS HEARING CONSTI-TUTES CONSENT TO THE TERMI-NATION 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

PURSUANT TO SECTIONS OF 39.802(4)(d) and 63.082(6)(g), FLOR-IDA 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 vas 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/i/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

25-01885P September 5, 2025

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 \sharp 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, maitayvia; 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, Shynesha; 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.

- 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;

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.

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

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

25-01882P

25-01883P September 5, 2025

PUBLISH YOUR LEGAL NOTICE

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- We offer an online payment portal for easy credit card payment Service includes us e-filing your affidavit to the Clerk's office on your behalf
- and select the appropriate County name from the menu option Call **941-906-9386**

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 $6:30~\rm p.m.$ at the Meadow Pointe II Clubhouse, located at $30051~\rm County$ Line Road, Wesley

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.

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, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respec 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, 2025 25-01886P

FIRST INSERTION REQUEST FOR PROPOSALS

Sealed Bids will be received by repre-

sentatives 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

MULTI-USE TRAIL IMPROVE-MENTS

Bid documents may be obfrom 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 con-ference 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. 25-01888P September 5, 2025

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 Plannary 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.

Vaitkus Enterprises LLC September 5, 2025 25-01855P

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code a sale will be held on September 23, 2025, for United Self Mini Storage -Tarpon at www.StorageTreasures.com bidding to begin on-line September 12, 2025, at 6:00am and ending September 23, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Unit Name Galonda Collins 154 193 303

Kalliopi Lempidakis Margarita Palma Bernal Sept. 5, 12, 2025 25-01881P FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of HERBERT T. COULTHARD will, on September 17, 2025, at 10:00 a.m., at 6027 Minerva St., Lot 127, Zephyrhills, Pasco County, Florida 33542; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1963 TAMP MOBILE HOME, VIN: 2126, TITLE NO.: 0009741101 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

September 5, 12, 2025 25-01853P

FIRST INSERTION NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on September 23, 2025, for Castle Keep Mini Storage -Hudson at www.StorageTreasures.com bidding to begin on-line August 15, 2025, at 6:00am and ending August 26, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain

generai nousenoia goods.	
Name	Unit
Adrian Crum	B078
Kim Dye	E016
Jamie Jones	C095
Theresa Morrow	D019
Tiff any Nault	I005
Sept. 5, 12, 2025	25-01889

SUBSCRIBETO THE BUSINESS OBSERVER Call: (941) 362-4948 or go to: www.businessobserverfl.com

FIRST INSERTION

PASCO COUNTY

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

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 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, 2025

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512025CP001469CPAXWS Division I 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 STE-VENS 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:

THOMAS J. LLOYD 903 West Ashland Avenue Louisville, Kentucky 4021

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY 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, 2025

25-01878P

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

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 $30~\mathrm{DAYS}$ 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 Prim
rose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com Sept. 5, 12, 2025 25-01873P

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 Plaintif'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,

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 __ 2025

Electronically Conformed 8/28/2025Kemba Lewis

Circuit Court Judge September 5, 12, 2025 25-01862P

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the

or email legal@businessobserverfl.com

Business Observer

FIRST INSERTION

--- ESTATE ---

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-fied under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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, 2025 25-01872F

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 $\boldsymbol{ANN\,PHILLIPS})$ 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 oth-

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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, 2025

25-01870P

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 ALBANE-SIUS, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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, 2025 25-018' 25-01874P

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

Case No.: 2025CP001227CPAXES IN RE: Estate of MICHAEL RAY NORRIS, a/k/a MICHAEL R. NORRIS, a/k/a MICHAEL NORRIS,

Deceased. The administration of the estate of MICHAEL RAY NORRIS, a/k/a MI-CHAEL R. NORRIS, a/k/a MICHAEL NORRIS, deceased, whose date of death was MAY 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney is 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 WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this notice is September 5, 2025. **Ancillary Personal Representative:**

MARCUS HELMS 38107 Fallstone Way Zephyrhills, FL 33542 Attorney for Personal Representative: C. BLAKE HOLTZHOWER, ESQUIRE R. SETH MANN, P.A.

E-mail Address: b lake@sethmannlaw.com Florida Bar No. 1027797 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877

Sept. 5, 12, 2025 25-01875P

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001178 **Division Probate**

IN RE: ESTATE OF MARIA PILLER, Deceased. The administration of the estate of

MARIA PILLER, deceased, whose date of death was February 19, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

Signed on this 3rd day of September,

AMANDA PILLER Personal Representative

12005 Crestridge Loop New Port Richey, FL 34655 /s/ Travis D. Finchum TRAVIS D. FINCHUM Attorney for Personal Representatives Florida Bar No. 99851 Special Needs Lawyers, PA 901 Chestnut Street, Suite C Clearwater, FL 33756 Telephone: (727) 443-7898 Travis@specialneedslawyers.com

Email: Liz@specialneedslawyers.com

September 5, 12, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION CASE NO.: 2025CP001306CPAXWS

IN RE: ESTATE OF CATHERINE L. CIESLA,

Deceased.The administration of the estate of Catherine L. Ciesla, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richev, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

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

Personal Representative: John A. Ciesla

44 Barrington Road Parsippany, NJ 07054 Attorney for Personal Representative: /S/ Dawn Ellis, Esq. Attorney for Personal Representative E-mail Address: Dawn@MyFloridaProbate.com Florida Bar Number: 091979 My Florida Probate, PA Dawn Ellis, Esq., for the firm PO Box 952 Floral City, FL 34436 0952

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.:

THE UNKNOWN SPOUSE, HEIRS,

2024CA001615CAAXWS DLC MORTGAGES III, LLC,

DEVISEES, BENEFICIARIES,

TRUSTEES AND ALL OTHER

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS.

PARTIES CLAIMING AN

Defendants.

INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF BETTY SYLVESTER,

NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated August 15, 2025, and entered in

Case No. 2024CA001615CAAXWS of

the Circuit Court of the Sixth Judicial

Circuit in and for Pasco County, Florida

in which DLC MORTGAGES III, LLC,

is the Plaintiff and THE UNKNOWN

SPOUSE, HEIRS, DEVISEES, BEN-

EFICIARIES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-

TIES CLAIMING AN INTEREST BY,

THROUGH, UNDER OR AGAINST

THE ESTATE OF BETTY SYLVES-

TER, DECEASED; SECRETARY OF

HOUSING AND URBAN DEVELOP-

MENT 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 chapter 45 Florida

Statutes, Pasco County, Florida on Sep-

tember 29, 2025 at 11:00 am the fol-

lowing described property as set forth

in said Final Judgment of Foreclosure:

LOT 1153, REGENCY PARK

UNIT 6, ACCORDING TO THE

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

13, PAGES 22 AND 23, OF THE

22-01876P

FIRST INSERTION

(352) 726 5444

Sept. 5, 12, 2022

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 2024CP000648CPAXES IN RE: ESTATE OF BARBARA BENEDICT, Deceased.

The administration of the estate of Barbara Benedict, deceased, whose date of death was March 16, 2024, is pending in the Circuit Court for Pasco County. Florida, Probate Division, the address of which is Probate Division, 7530 Little Road. Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732,216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Personal Representative: Herman David Connell

38451 Monet Drive Zephyrhills, FL 33613Attorney for Personal Representative: Nicholas J. Roefaro E-Mail Addresses: Nick@roefarolaw.com Christina@roefarolaw.com Florida Bar No. 89217 ROEFARO LAW 1700 N. McMullen Booth Rd., Clearwater, FL 33759

Telephone: (727) 796-9191 Sept. 5, 12, 2025

PUBLIC RECORDS OF PASCO

COUNTY, FLORIDA. PROPERTY ADDRESS: 7625

FARMLAWN DRIVE, PORT

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 en-

large the time of the sale. Notice of the

changed time of sale shall be published

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 Richev, 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 imme-

diately upon receiving this notification

if the time before the scheduled appear-

ance is less than seven days. The court

does not provide transportation and

cannot accommodate such requests.

Persons with disabilities needing trans-

portation to court should contact their

local public transportation providers

for information regarding transporta-

Law Offices of Damian G. Waldman,

tion services

PO Box 5162

Email 1:

Largo, FL 33779

/s/ Damian G. Waldman

Damian G. Waldman, Esq.

Telephone: (727) 538-4160

Facsimile: (727) 240-4972

damian@dwaldmanlaw.com

Attorneys for Plaintiff

September 5, 12, 2025

E-Service: service@dwaldmanlaw.com

Florida Bar No. 0090502

RICHEY, FL 34668

as provided herein.

--- ACTIONS / SALES ---

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.: 2025CA002146CAAXES DIVISION: B

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 FIRST INSERTION

NOTICE OF 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.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 19, 2025, and entered in Case No. 2024-CA-001793 CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein GOLDFISH CAPITAL, LLC., is the Plaintiff and DVK VENTURES LLC, DENISE KELLO, VICTOR KELLO, FAIRWAY HOMES AT MEADOW OAKS HOMEOWNERS ASSOCIATION, HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANTS, are Defendant(s). Nichole "Nikki" Alvarez-Sowles as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.relforeclose.com, at 10:00 AM, on September 30, 2025. the following described property as set forth in said Final Judgment, to wit:

Lot 12, Block Q, $\bar{\text{M}}$ eadow Oaks Parcels I and Q, according to the map or plat thereof as recorded in Plat Book 36, Page 6, Public Records of Pasco County, Florida and all exhibits and amendments thereto, Public Records of Pasco County, FL

34-24-17-0070-00000-0120 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60

days after the sale.
Dated this 29th day of August, 2025. By Keith A. Goldbaum, Esq. FBN 0475637

FREIDMAN, ROSENWASSER & GOLDBAUM, P.A. Attorney for Plaintiff 5550 Glades Road, # 500 Boca Raton, FL 33431 Tele: 561.395.5511 Email:goldboca@aol.com September 5, 12, 2025 25-01863P

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND

 $FOR\ PASCO\ COUNTY,\ FLORIDA$ CASE NO. 2025CA001306CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST

Plaintiff, vs. ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS CLAIMING BY OR THROUGH ESTATE OF MARIE D. MERRITT a/k/a MARY D. MERRITT, Deceased; et al., Defendants.

TO: CORINA MERRITT Last Known Address: 10390 3rd St. N, Apt. C. St. Petersburg, FL 33716 Current Address: Unknown TO: MARYANN MERRITT Last Known Address: 8415 Bayou Boardwalk, Apt. 601, Seminole, FL

33777Current Address: Unknown TO: KIMBERLY MERRITT Last Known Address: Salvadore Dr., Port Richey, FL 34668 Current Address: Unknown TO: ALL UNKNOWN HEIRS, DEVI-SEES, LEGATEES, BENEFICIARIES. GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR

Deceased Last Known Address: 7215 San Salvadore Dr., Port Richey, FL 34668 8415 Bayou Boardwalk, Apt. 601, Seminole, FL 33777

THROUGH ESTATE OF MARIE D.

MERRITT a/k/a MARY D. MERRITT,

Current Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,

LOT 1492, EMBASSY HILLS UNIT TWELVE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 14. PAGE 136 AND 137 OF THE

PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

Property address: 7215 San Salvadore Dr., 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 Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiffs attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W. Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30)days of the first date of publication on or before OCTOBER 6TH, 2025 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County;: ADA Coordinator, Court Administra-Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications

As Clerk of the Circuit Court By: Haley Joyner As Deputy Clerk

Leider, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Boulevard, Suite 305W

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

s in newspapers serve to alert those affe

tion, Osceola County Courthouse, Relay Service. WITNESS my hand and seal of this-Court this September 2, 2025.

NIKKI ALVAREZ-SOWLES, ESQ.

Melisa Manganelli, Esq. Law Offices of Mandel, Manganelli &

Boca Raton, FL 33431 servicesmandel@gmail.com 25-01866P September 5, 12, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001303CPAXES Division A IN RE: ESTATE OF FELICITO RAMIREZ

COROTAN AKA FELICITO

The administration of the estate of FE-LICITO RAMIREZ COROTAN AKA FELICITO R. COROTAN, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, Florida 34656-0338. The

names and addresses of the personal

representative and the personal repre-

sentative'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 discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME

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

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

Personal Representative: MARIA CRISTINA BARTOLOME COROTAN

20952 Amanda Oak Court Land O' Lakes, Florida 34638 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ. Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com Secondary E-Mail: maryellen_BEpstein@outlook.com

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

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, 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,

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 RESTORA-TION TRUST, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTER-EST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HENRY SEHL A/K/A HENRY SEHL, JR., DECEASED; SECRETARY OF HOUS-ING 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; AAR-ON 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: SHAN-NON S. SEHL; MANDIE RENEE BIL-LIE 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

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 RE-CORDS OF PASCO COUNTY, FLORIDA.

PARCELIDENTIFICATION 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 transporta-tion 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,

PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff 25-01859P September 5, 12, 2025

FIRST INSERTION

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 descrbed 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 CONDO-MINIUM, 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;

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

FIRST INSERTION

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

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 servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 IN/22-001432

September 5, 12, 2025 25-01890P

FIRST INSERTION

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 SUN-COAST MEADOWS - INCRE-MENT TWO, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 55, PAGE(S) 129 THROUGH 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

and commonly known as: 3407 CLO-VER 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.

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

FIRST INSERTION

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.

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 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 forth in said Final Judgment, to-wit: UNIT 60, PHASE IV, TWO CA-PRI VILLAGE CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN CONDOMINIUM PLAT BOOK 4, AT PAGES 77-86, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED PERCENTAGE IN-TEREST OR SHARE IN THE COMMON ELEMENTS APPUR-TENANT THERETO, IN ACCOR-DANCE WITH AND SUBJECT TO THE COVENANTS, CONDI-TIONS, RESTRICTIONS, EASE-MENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TWO CAPRI VILLAGE CON-DOMINIUM, AS RECORDED IN O.R. BOOK 1700, AT PAGES 1273 THROUGH 1349, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 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 FC01 RFT September 5, 12, 2025 25-01865P

FIRST INSERTION

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 DEC-LARATION OF RESTRIC-TIONS, COVENANTS, EASE-

MENTS AND CONDITIONS OF TOWNHOMES BY THE GULF AT SAND PEBBLE WHICH AMENDMENT RECORDED IN OFFICIAL RE-CORD 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 PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA

Property Address: 8215 AQUILA ST, PORT RICHEY, FL 34668 ANY PERSON CLAIMING AN IN-TEREST 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 FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2024CA000160CAAXES PENNYMAC LOAN SERVICES, Plaintiff, VS.

GEORGETTE COLE A/K/A GEORGETTE RACHELL COLE,

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 Records of Pasco County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803

23-08863FL September 5, 12, 2025 25-01858P



Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
(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

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

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
By: Haley Joyner
As Deputy Clerk

Sept. 5, 12, 19, 26, 2025

25-01867P

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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

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.

4011 GRAYTON DR, NEW PORT RICHY, FL 34652

WEIMER

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 THERE-OF, 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 OCTO-BER 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 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

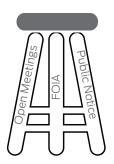




Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



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

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and



Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

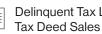
Land Use Changes

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.

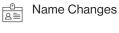


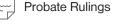
Government Property

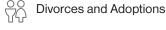


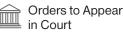
Permit and License Applications

Mortgage Foreclosures









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 highspeed 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.





ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special Tax Districts



Agency Proposals

Tax Rates

Proposed Budgets and

School District Reports





Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property



Permit and License **Applications**

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



202 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 $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special Tax Districts



School District Reports

Proposed Budgets and Tax Rates

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property

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Court Notices

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Name Changes

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

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

PUBLIC

NOTICE

DAY JAN 24

25-01775P

SECOND INSERTION

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 $22^{\circ}\,00^{\circ}\mathrm{E}$ 313.05 FT FOR POB TH $\begin{array}{c} {\rm N62DEG09'~37"W~207.26~FT~TH} \\ {\rm N82DEG22'~20"W~80.00~FT~TH} \end{array}$ N07DEG37' $40^{\circ}\mathrm{E}$ 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

SECOND INSERTION

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:

escription of Property:

19-24-17-0010-00000-0046

HIGHLANDS UNRECORDED PLAT POR OF TRACT 4

DESC AS COM AT SW COR OF

NW1/4 OF SECTION 19 TH Noodeg36'49"E ALG WEST LINE OF NW1/4 787.76 FT FOR POB TH CONT NOODEG36'49"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 $25.00\ \mathrm{FT}$ 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

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

August 20, 2025

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.

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025 25-01783P

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000147TDAXXX

NOTICE IS HEREBY GIVEN,

SECOND INSERTION

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 sessed 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

Aug. 29; Sep. 5, 12, 19, 2025 25-01780P

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000160TDAXXX

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

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

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01788F

Year of Issuance: 06/01/2022

Description of Property: 30-23-21-0000-01400-0000

NOTICE IS HEREBY GIVEN,

assessed are as follows:

3747 PG 1835

Name(s) in which assessed:

REBECCA J DAVIS

August 20, 2025

Certificate #: 2100327

Deputy Clerk

NOTICE IS HEREBY GIVEN,

Notice of Application for Tax Deed 2025XX000174TDAXXX

SECOND INSERTION

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

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

25-01797P

Aug. 29; Sep. 5, 12, 19, 2025

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 sessed 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 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 25-01779F

SECOND INSERTION

Notice of Application for Tax Deed

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

sessed are as follows:

Certificate #: 2003178

Name(s) in which assessed:

MICHAEL A SCOTT

of Pasco, State of Florida

August 20, 2025

Aug. 29; Sep. 5, 12, 19, 2025

FRANCISKA E BROWN

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

All of said property being in the County

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.

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

2025XX000173TDAXXX NOTICE IS HEREBY GIVEN,

Aug. 29; Sep. 5, 12, 19, 2025

SECOND INSERTION

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 sessed 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 assesse 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

SECOND INSERTION 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

PUBLISH YOUR

LEGAL NOTICE

By: Denisse Diaz

Deputy Clerk

25-01799P

Call **941-906-9386** or email legal@businessobserverfl.com

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FLORIDA PUBLIC NOTICES

FloridaPublicNotices.com

SECOND INSERTION

Notice of Application for Tax Deed 2025XX0001771TDAXXX 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

STONEGATE PHASE 1 PB 56 PG

All of said property being in the County

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.

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000141TDAXXX NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said

certificate for a tax deed to be issued

thereon. The certificate number and

year of issuance, the description of

property, and the names in which it was

32-25-16-0220-00000-0080 CRYMBLE SUB MB 5 PG 11 LOTS

8 & 9 EXC RD OR 8743 PG 2311

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

on October 02, 2025 at 10:00 am.

Name(s) in which assessed: CITY OF NEW PORT RICHEY

Year of Issuance: 06/01/2022

assessed are as follows:

Certificate #: 2107479

Description of Property:

of Pasco, State of Florida

August 20, 2025

Aug. 29; Sep. 5, 12, 19, 2025

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01802P

Unless such certificate shall be

Year of Issuance: 06/01/2022

Description of Property: 23-26-18-0080-00800-0300

assessed are as follows:

Certificate #: 2103785

041 BLOCK 8 LOT 30 Name(s) in which assessed:

KIRAN KHAN

of Pasco, State of Florida

--- TAX DEEDS ---

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Certificate #: 2109501

Description of Property:

PG 125 LOT 370

Name(s) in which assessed:

of Pasco, State of Florida

August 20, 2025

ESTANISLAO SANCHEZ

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

Year of Issuance: 06/01/2022

25-26-15-0770-00000-3700

TAHITIAN HOMES UNIT 5 PB 9

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk

25-01786P

on October 02, 2025 at 10:00 am.

Aug. 29; Sep. 5, 12, 19, 2025

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000159TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100696 Year of Issuance: 06/01/2022Description of Property:

27-24-21-0260-00000-1750 MEREDITH HEIGHTS PB 2 PG 40 LOTS 175 & 176

Name(s) in which assessed: VANESSA TORRES

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025

25-01787P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000150TDAXXX Notice of Application for Tax Deed 2025XX000158TDAXXX

NOTICE IS HEREBY GIVEN, That CERTMAX LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was ssessed are as follows:

SECOND INSERTION

Certificate #: 2102285 Year of Issuance: 06/01/2022

Description of Property: 35-25-20-0010-01700-0040 WATERGRASS PARCEL B-1, B-2, $\mbox{B-3}$ AND $\mbox{B-4}$ PB 61 PG 94 LOT 4 BLOCK 17

Name(s) in which assessed:

MIRLAM JARVIS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am.

August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

25-01781P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000166TDAXXX NOTICE IS HEREBY GIVEN,

That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100531 Year of Issuance: 06/01/2022Description of Property:

22-24-21-0030-02100-0250 LAKE GEORGE PARK PB 4 PG 32 LOTS 25 & 26 BLOCK 21 Name(s) in which assessed:

MIGUEL A PEREZ All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am.

August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025

25-01794P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000167TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2106683 Year of Issuance: 06/01/2022 Description of Property:

12-25-16-0090-06300-0100 GRIFFIN PK B 2 P 78 & 78A LOT 10 & E 11 FT LOT 11 BLK 63 Name(s) in which assessed: ALFRED ROSADO

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025

25-01795P

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000163TDAXXX NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2107121 Year of Issuance: 06/01/2022Description of Property:

22-25-16-0990-00001-6640 EMBASSY HILLS UNIT 9 PB 14 PGS 98-99 LOT 1664 SUBJECT TO EASEMENT FOR R/W OVER WEST 17.50 FT THEREOF PER OR 1916 PG 1973 OR 6395 PG 555 Name(s) in which assessed:

VMD INC VANESSA M DAZIO

REGISTERED AGENT All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am.

August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000155TDAXXX 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

-21-0070-00000-1960

HOME COMMUNITY PB 23

PGS 149-150 LOT 196 OR 9754

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01784P

on October 02, 2025 at 10:00 am.

Aug. 29; Sep. 5, 12, 19, 2025

MOBILE

Year of Issuance: 06/01/2022

assessed are as follows:

Description of Property:

SANDALWOOD

Name(s) in which assessed:

of Pasco, State of Florida

August 20, 2025

PG 1691

DAVID KING

Certificate #: 2101431

25-01791P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000156TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2108647 Year of Issuance: 06/01/2022 Description of Property:

20-26-16-0270-00000-390A

UNREC PLAT COLONIAL #4 AKA LOT 390A COM NW COR OF NE 1/4 OF NW 1/4 SEC 20 TH S 320 FT TH E 66 FT TH S 60 FT THW 66 FTTHN 60 FTTO POB RB 736 PG 627

Name(s) in which assessed: RAYMOND LATINIK

SARAH F LATINIK DECEASED All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am.

August 20, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller

By: Denisse Diaz

SECOND INSERTION

Notice of Application for Tax Deed

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

Year of Issuance: 06/01/2022

26-23-21-0000-01700-0000

NORTH 60 FT OF SOUTH 300

FT OF SW1/4 OF NW1/4 OF NE1/4 W OF RR LESS WEST 80

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01792P

on October 02, 2025 at 10:00 am.

Aug. 29; Sep. 5, 12, 19, 2025

assessed are as follows:

Description of Property:

FT THEREOF

Name(s) in which assessed: ISAIAH STEWART

of Pasco, State of Florida

August 20, 2025

Certificate #: 2100215

2025XX000164TDAXXX NOTICE IS HEREBY GIVEN,

Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025 25-01785P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000172TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2101814 Year of Issuance: 06/01/2022 Description of Property:

16-26-21-0010-08100-0000 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 1 NORTH1/2 OF TRACT 81 IN SEC 16 SUBJECT TO AN EASE-MENT FOR INGRESS-EGRESS & UTILITIES OVER NORTH 30 FT OF EAST 172 FT THEREOF

OR 9094 PG 1110 Name(s) in which assessed:

CAROL ANN TOWNS All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am.

August 20, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025 25-01798P

SECOND INSERTION

Notice of Application for Tax Deed

2025XX000175TDAXXX

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

Year of Issuance: 06/01/2022

17-26-21-0010-08700-0011

ZEPHYRHILLS COLONY COM-

PANY PB 2 PG 1 SOUTH 1/2 OF

All of said property being in the County

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,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01801P

on October 02, 2025 at 10:00 am.

Aug. 29; Sep. 5, 12, 19, 2025

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

EAST 1/2 OF TR 87

of Pasco, State of Florida

August 20, 2025

Name(s) in which assessed

CLAY WILLIAM VETZEL

Certificate #: 2101837

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000169TDAXXX

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 sessed are as follows:

Certificate #: 2100952 Year of Issuance: 06/01/2022

Description of Property: 04-25-21-0020-0000-0160 ELDRED SUB UNREC TA PLAT WEST 145.8 FT OF NORTH 76.09 FT OF SOUTH 981.41 FT OF EAST 331.57 FT OF NW1/4 OF NW1/4 AKA LOT 16 EXC RD R/W FOR SR 52 OR 3516 PG 218

Name(s) in which assessed: LEON ARHTUR HEMMINGER

LEON ARTHUR HEMMINGER JULIE LYNN HEMMINGER

All of said property being in the County of Pasco, State of Florida Unless such certificate shall be

redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

25-01796P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000145TDAXXX

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108442

Year of Issuance: 06/01/2022 Description of Property: 18-26-16-0000-00100-0010

THE NORTH 145 FT OF FOL-LOWING DESCRIBED PARCEL OF PROPERTY: THE SOUTH 2/3 OF WEST 140 FT OF EAST 281.42 FT OF S7/20 OF E 1/2 OF SW1/4 OF NE1/4 OF SEC OR 8784~PG~1979~OR~8903~PG~3063

Name(s) in which assessed: THOMAS E LONES RACHEL LONES DECEASED

All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

25-01777P

ESTATE OF RACHEL LONES

By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

25-01774P

SECOND INSERTION

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

HEATHER NICOLE ALDERMAN, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Heather Nicole Alderman, deceased, File Number 2025 CP001413, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523; that the decedent's date of death was February 04, 2025; that the total value of the estate is \$15,177.51 estimate, and that the names and addresses of those to whom

it has been assigned by such order are: NAME ADDRESS Dorothy Ann Bell and David Lee Bell, Sr. 1644 Upper Road, Wesley Chapel, FL 33543 ALL INTERESTED PERSONS ARE

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

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 29, 2025.

Persons Giving Notice: Dorothy Ann Bell

The Attorney for Persons Giving Notice is Nathan D. Brewer, Esq., Brewer Law

25-01793P

SECOND INSERTION Notice of Application for Tax Deed 2025XX000152TDAXXX

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100079 Year of Issuance: 06/01/2022 Description of Property:

05-26-22-0000-02100-0036 ZEPHYRHILLSUNREC LOT 10 DESC AS BEG AT NW COR OF SEC 5 TH S89DEG 42'14"E 875.04 FT TH S00DEG 49'41"W 250.01 FT TH N89DEG 42'14'W 917.39 FT TO ELY RIGHT OF WAY LINE OF EL-WOOD ROAD (COUNTY ROAD 54A) TH ALG SAID RIGHT OF WAY LINE NOODEG 13' 19"E 249.90 FT TH LEAVING SAID RIGHT-OF-WAY LINE S89DEG 49'50"E 45.00 FT TO POB OR

3684 PG 1146 Name(s) in which assessed: MONICA MCMACKIN

ROBERT J MCMACKIN All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am. August 20, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025 25-01782P

SECOND INSERTION Notice of Application for Tax Deed

2025XX000165TDAXXX NOTICE IS HEREBY GIVEN,

That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100304 Year of Issuance: 06/01/2022 Description of Property:

27-23-21-0040-02800-0010 BANKSTONS ADDITION PB 1 PB 43 EAST1/2 OF LOTS 1 & 4; AND LOTS 5 6 7 & 8 ALL IN BLOCK 28 OR 445 PG 545 Name(s) in which assessed: JESTINE BLACK

ELIZA LEWIS ESTATE OF ELIZA LEWIS DECEASED J D LEWIS WILLIE SERMON TIMMYA J LEE

JOANNE LEE All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on October 02, 2025 at 10:00 am.

August 20, 2025

Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Aug. 29; Sep. 5, 12, 19, 2025

Office of Nikki Alvarez-Sowles, Esq.

David Lee Bell, Sr.

Firm, P.A., 5537 Gall Boulevard, $Zephyrhills, FL\ 33542,$ Tel. (813) 549-4529, Fax (813) 549-4454, Primary Email: Nate@brewerlawfirmpa.com, Alternate Email: Athena@brewerlawfirmpa.com 25-01826P Aug. 29; Sep. 5, 2025

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001400CPAXWS **Division Probate** IN RE: ESTATE OF ALENA YIP A/K/A ALENA S. YIP

Deceased. The administration of the estate of Alena Yip a/k/a Alena S. Yip, deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: Alford Wai-Hung Yip

31221 Masena Dr. Wesley Chapel, Florida 33545 Attorney for Personal Representative: Patrick D. Quarles, Esq.

Attorney Florida Bar Number: 106599 Richert Quarles P.A. 5801 Ulmerton Road, Suite 100 Clearwater, Florida 33760 Telephone: (727) 235-6461 E-Mail: john@rg.law Secondary E-Mail: emina@rq.law Aug. 29; Sep. 5, 2025 25-01836P

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No.

2025-CP-001159-CPAXES

IN RE: ESTATE OF

MELVIN SERVANA DE LA CRUZ

Deceased.

The administration of the estate of

MELVIN SERVANA DE LA CRUZ, de-

ceased, whose date of death was May 11.

2025; File Number 2025-CP-001159 is

pending in the Circuit Court for Pasco

County, Florida, Probate Division, the address of which is 7350 Little Road,

Room 214, New Port Richey, Florida

34654. The names and addresses of the

personal representative and the person-

All creditors of the decedent and

other persons having claims or de-

mands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims with

this court WITHIN THE LATER OF

3 MONTHS AFTER THE TIME OF

THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF

All other creditors of the decedent

YOUR

Call **941-906-9386**

name from the menu.

PUBLISH

LEGAL NOTICE

or email **Business** legal@businessobserverfl.com

and select the appropriate County

al representative's

attorney are set forth below.

THIS NOTICE ON THEM.

SECOND INSERTION

NOTICE TO CREDITORS (Ancillary Estate) IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025-CP-001404-CPAXWX IN RE: ESTATE OF MARY L. JONES F/K/A MARY L. SCHEFFEL,

Deceased.

The administration of the ancillary estate of Mary L. Jones f/k/a Mary L. Scheffel, deceased, whose date of death was June 14, 2024; social security num-ber xxx xx 9478, File Number 2025-CP-001404-CPAXWX, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, pursuant to F.S. §732.216- $\S732.228$, applies or may apply, unless a written demand is made by the creditor as specified under F.S.§732.2211.

The date of first publication of this

notice is: August 29, 2025. BART W. SCHEFFEL Personal Representative 1200 Garden Mint Court

Westminster, Maryland 21157 GREGORY A. FOX Attorney for Personal Representative Florida Bar No. 382302 FOX & FOX, P.A. 2515 Countryside Blvd. Ste ${\rm G}$ Clearwater, Florida 33763 Telephone: 727-796-4556 Email: greg@foxlawpa.com Aug. 29; Sep. 5, 2025 25-01829P

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

LOURDES I. DE LA CRUZ

Personal Representative

4617 Tealwood Trail

Wesley Chapel, FL 33544

DATE OF DEATH IS BARRED.

notice is August 29, 2025.

WILLIAM K. LOVELACE

401 South Lincoln Ave. Clearwater, Florida 33756

Telephone: 727-446-1036

Aug. 29; Sep. 5, 2025

SPN# 01823633

SECOND INSERTION

NOTICE.

ER BARRED.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1213 IN RE: ESTATE OF ADRIAN MANUEL TORRES RIVERA,

Deceased. The administration of the estate of ADRIAN MANUEL TORRES RIVE-RA, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 29, 2025.

REINALDO TORRES GUZMAN Personal Representative 1035 Westwood Drive

Lutz, FL 33549 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 25-01830P

NOTICE TO CREDITORS

PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001233

Division Probate

IN RE: ESTATE OF

CAROL ANN KABURECK

Decedent.

The administration of the estate of

Carol Ann Kabureck, deceased, whose

date of death was May 19, 2025, is

pending in the Circuit Court for Pasco

County, Florida, Probate Division, the

address of which is P.O. Box 338, New

Port Richey, FL, 34656. The names and

addresses of the personal representative

and the personal representative's attor

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

ney are set forth below.

IN THE CIRCUIT COURT FOR

Aug. 29; Sep. 5, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1291 IN RE: ESTATE OF JABARI ELIJAH SOLOMON,

Deceased. The administration of the estate of JABARI ELIJAH SOLOMON, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal repre-

sentative'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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: August 29, 2025.

BECHINTA SOLOMON BALANA Personal Representative

32553 Whaleys Loop Wesley Chapel, FL 33545 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Aug. 29; Sep. 5, 2025 25-01831P

SECOND INSERTION

NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF

The personal representative has no

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Commu-

nity Property Rights at Death Act as de-

scribed 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 Stat-

utes. The written demand must be filed

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITHIN

3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

with the clerk.

THIS NOTICE ON THEM.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF: 25-CP-001280-CPAXWS IN RE: ESTATE OF DAVID GENE HARTMAN

Deceased. The ancillary administration of the estate of DAVID GENE HARTMAN, deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division; File No. 25-CP-001280-CPAX-WS, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Repre-

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as

specified under section 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: MORGAN MAXWELL HARTMAN

1150 Cleveland Street, Suite 300 Clearwater, FL 33755 Attorney for Personal Representative: Stacy Strohauer Son, Esquire STROHAUER MANNION SON 1150 Cleveland Street, Suite 300 Clearwater, FL 33755stacy@smslaw.net Tel: 727-461-6100 Fax: 727-447-6899 FBN: 640891 Aug. 29; Sep. 5, 2025 25-01833F

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this no-

Personal Representative:

Frances Albert

1204 Copperstone Ct

Maidens, Virginia 23102

Attorney for Personal Representative:

ndavid @ florida probatel awgroup.com

service@floridaprobatelawgroup.com

DATE OF DEATH IS BARRED.

tice is August 29, 2025.

R. Nadine David, Esq. Florida Bar Number: 89004

Florida Probate Law Group

Gainesville, Florida 32614

Fax: (866) 740-0630

Secondary E-Mail:

Aug. 29; Sep. 5, 2025

Telephone: (352) 354-2654

P.O. Box 141135

E-Mail:

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001339ES IN RE: ESTATE OF Shirley D. Pillow Deceased.

The administration of the estate of Shirley D. Pillow, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 29, 2025.

Personal Representative: Michael T. Anderson 1007 W. Driftwood Drive Payson, AZ 85541

Attorney for Personal Representative: Nancy McClain Alfonso, Esquire Florida Bar Number: 845892 ALFONSO HERSCH Post Office Box 4 Dade City, Florida 33526-0004 Telephone: (352) 567-5636 E-Mail: eserve@alfonsohersch.com Secondary: jerrod@alfonsohersch.com Aug. 29; Sep. 5, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2025-CP-001412 IN RE: ESTATE OF Maureen Burley,

The administration of the Estate of Maureen Burley, deceased, whose date of death was 4/23/2025, Case Number 2025-CP-001412, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

Deceased.

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 SER-VICE 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 29 day of August 2025.

Personal Representative:

Attorney for Personal Representative:

Sara Vautour, 39 Wetherbee Road, Waltham, MA 02453

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) $rachael @\,elizabeth devolder.com$ case manager@elizabeth devolder.com

25-01827P

Aug. 29; Sep. 5, 2025

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

Attorney for Personal Representative Email: fordlove@tampabay.rr.com THE FIRST PUBLICATION OF THIS Florida Bar No. 0016578 Wilson, Ford & Lovelace, P.A.

25-01835P

PROBATE DIVISION

2025CP000992CPAXES IN RE: ESTATE OF SHELLY L. HALL

The administration of the estate of SHELLY L. HALL, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THE FIRST PUBLICATION OF

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 29, 2025. Personal Representative

Pamela Stevens 34245 Country Breeze Ave

Laurie R. Chane Florida Bar Number: 843547 14206 5th Street Dade City, Florida 33523 Telephone: (352) 567-0055 Fax: (352) 437-3918 E-Mail: laurie@chanelaw.com Secondary E-Mail: service@chanelaw.com 25-01832P Aug. 29; Sep. 5, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA File Number:

Deceased.

OF 3 MONTHS AFTER THE TIME

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no

Wesley Chapel, FL 33543 Attorney for Personal Representative

SECOND INSERTION

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

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 Richev, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richev, 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

SECOND INSERTION

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

CIVIL DIVISION Case No.: 24-2536-CI CITY OF NEW PORT RICHEY, 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,

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.:

33-25-16-076A-00000-0180 Address: 6701 Celeste Lane, New Port Richey, FL 34653

Aug. 29; Sep. 5, 2025

25-01823P

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

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

Dated in Pasco County, Florida, on August 20, 2025. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 Aug. 29; Sep. 5, 2025 25-01824P

SECOND INSERTION

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, 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 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, UN-DER 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-

TATES, SECOND ADDITION, as per plat thereof recorded in Plat Book 7, Page 91, public records of Pasco County, Florida, LESS AND EXCEPT the North 10 feet thereof, together with a 1984 CLAR mobile home, vehicle identification number FLFL1AD457005260, title number 20805736 (the mobile home is permanently affixed to the property) (hereinafter referred to as the "Property").
Property Address: 6403 Midland

Street, Žephyrhills, FL 33542 Parcel Identification Number: 02-26-21-0110-00000-1480

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

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

Dated August 20, 2025 /s/ Jonathan James Damonte Jonathan James Damonte B.C.S. Florida Bar #299758 Jonathan James Damonte, Chartered 12110 Seminole Boulevard Largo, Florida 33778 Telephone: (727) 586-2889 Telecopier: (727) 581-0922 Attorney for Plaintiff Aug. 29; Sep. 5, 2025 25-01817P

SECOND INSERTION

PASCO COUNTY

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 cover-

ing 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 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

WITNESS my hand and seal of said Court on August 22, 2025. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) By Shakira Ramirez Pagan

Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420

AccountsPayable@mccalla.com 25-11864FL

Aug. 29; Sep. 5, 2025

SECOND INSERTION

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

CASE NO. 2019CA004191CAAXES WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. KELLY LYNCH, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on 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

the property owner as of the date of the lis pendens must file a claim in accor-dance with Florida Statutes, Section

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 east 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.

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 25-01830P

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO · 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 SILVERA-DO RANCH SUBDIVISION PHASES 2 3 & 4, A SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 59 THROUGH 65, INCLUSIVE, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA

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

IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, 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 COUN-TY RISK MANAGEMENT OFFICE, 7536 STATE STREET, NEW PORT RICHEY, FL 34654, (727) 847-8028 (V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED 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 SECOND INSERTION

--- ACTIONS / SALES ---

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. BROWNRIDGE; WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN SPOUSE OF ANDREA K. ORNDORFF A/K/A ANDREA ORNDORFF A/K/A ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; LVNV FUNDING LLC; UNKNOWN SPOUSE OF WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN

DESCRIBED,

Defendant(s). 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 ANDREA ORNDORFF A/K/A KATHERINE ANDREA ORNDORFF N/K/A ANDREA K. BROWNRIDGE; WILLIAM BROWNRIDGE; ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN SPOUSE OF ANDREA K. ORNDORFF A/K/A ORNDORFF ANDREA KATHERINE ORNDORFF N/K/A ANDREA K. BROWNRIDGE; LVNV FUNDING LLC; UNKNOWN SPOUSE OF WILLIAM ORNDORFF A/K/A WILLIAM J. ORNDORFF; UNKNOWN TENANT NO. 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., 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,

LOT 31, HIGHLAND MEAD-OWS, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 97-100, PUBLIC RE-CORDS 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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

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 25-01819P Aug. 29; Sep. 5, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 2025CA000258CAAXES LAKEVIEW LOAN SERVICING

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, BE-ING FURTHER DESCRIBED AS FOLLOWS: COMMENCING

SOUTHEAST CORNER OF SEC-TION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUN-TY, 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

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 CLAIM-

ING 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 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com 25-00232 Aug. 29; Sep. 5, 2025

25-01818P



BUSINESS OBSERVER

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION Case No.: 2025CA001818CAAXWS

MARIA TOPA Plaintiff, vs. ADAM TOPA Defendants.

TO: ADAM TOPA

YOU ARE HEREBY NOTIFIED of the institution of a Complaint by Plaintiff Maria Topa for Partition of real property located at 6305 Tower Dr, Hudson, FL 34667, and more particu-

larly described as:
Parcel ID No. THE WEST 1/2 OF LOT 2 AND EAST 1/2 OF LOT 3, BLOCK 18, SIGNAL COVE UNIT #1, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 64-64B, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TOGETHER WITH 1964 V

AND MOBILE HOME ID# 4C5010F2N1616

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's attorney, whose name and address is:

Michael G. Kouskoutis Kouslaw PLLC 623 E. Tarpon Ave Tarpon Springs, FL 34689 Tel: (727) 421-1334 michael@kouslaw.com

on or before SEPTEMBER 29TH, 2025 and to file the original with the clerk of this court either before service on the Plaintiffs attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on this date: August 26, 2025. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT (SEAL) BY:/s/ Haley Joyner

Deputy Clerk Aug. 29; Sep. 5, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR

PINELLAS COUNTY JUVENILE DIVISION 24-00008DP-2 FSFN: 103209455

In the Interest of: D.L., DOB: 01/06/2024 PID 312283314

A Child. TO: Jessica Harford Transient

You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of D.L., a male child, born on 01/06/2024, in St. Petersburg, Pinellas County, Florida, to the mother, Jessica Harford, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on October 21, 2025, at 10:00 a.m.

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING 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

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR

YOU.
PURSUANT TO SECTIONS 39.802 (4) (d) AND 63.082 (6) (g) , FLORIDA STATUTES, YOU ARE HEREBY IN-FORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this 22nd day of August,

(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 AC|0814gn1 Aug. 29; Sept. 5, 12, 19, 2025

25-01834P

SECOND INSERTION

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;

Defendants OF RICHARD ESTATE

D'ANGELO; 9533 TOWANDA LN, PORT RICHEY, FL 34668 UNKNOWN HEIRS OF RICHARD D'ANGELO; 9533 TOWANDA LN, PORT RICHEY, FL 34668

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

LOT 2367, REGENCY PARK UNIT SIXTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 30 THROUGH 32, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORI-

Also known as 9533 TOWANDA LN, PORT RICHEY, FL 34668. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before September 29th, 2025, and file the original with the clerk of this court ei-

ther before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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 25-01822P Aug. 29; Sep. 5, 2025

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF

THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 23-CA-003445-CA-AX/WS FLAGSTAR BANK, N.A, Plaintiff, vs.
MAXWELL A. NEWMAN; BEACON

WOODS EAST HOMEOWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSOCIATION. INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE IS HEREBY GIVEN pur-

suant 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 HOME-OWNERS' ASSN., INC.; BEACON WOODS EAST MASTER ASSO-CIATION, INC.; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose. com. 11:00 a.m., on October 21, 2025 the following described property as set forth in said Order or Final Judg-

ment, to-wit: LOT 265, CLAYTON VIL-LAGE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 95 THROUGH 99, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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.

to Florida 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at

least 5 days prior to the sale. DATED 8/18/2025. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 $\,$ Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com

1463-192512 / TM1

Aug. 29; Sep. 5, 2025

SECOND INSERTION

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

DIVISION CASE NO. 2019CA001672CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

DAWN MACOMBER, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2024, and entered in 2019CA001672CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAWN MACOMBER DECEASED: UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING $\begin{array}{lll} {\tt SECRETARY} & {\tt OF} & {\tt HOUSING} \\ {\tt AND} & {\tt URBAN} & {\tt DEVELOPMENT}; \end{array}$ CHRIS MACOMBER; ROBERT MACOMBER; CHAD MACOMBER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco. realforeclose.com, at 11:00 AM, on September 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3104 AND 3104-A, BEA-CON SQUARE, UNIT 24, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 36-38

OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 4060 SAIL DR, NEW PORT RICHEY, FL 34652 Any person claiming an interest in the surplus from the sale, if any, other than

25-01820P

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 informa-tion 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 19-267819 - MiM Aug. 29; Sep. 5, 2025

25-01838P



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.

--- ESTATE / SALE / TAX DEEDS ---

SECOND INSERTION

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

A 1978 Pontiac Park Model, ID number 2J37Y8A131169 and the contents therein, if any, abandoned by previous owner and tenant, Christina Duefield on September 8, 2025, at 9:00am at 34408 State Road 54 West, Lot 170 Wesley Chapel, FL 33543 Aug. 29; Sep. 5, 2025 25-01808P

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

Affordable Secure Storage – Hudson **Public Notice** Notice of Sale

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

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

Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE September 13 2025 AT OR AFTER: 11:00 A.M. Aug. 29; Sep. 5, 2025 25-01809P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000117TDAXXX

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105903 Year of Issuance: 06/01/2022

Description of Property: 33-24-16-0140-00000-1660

PLEASURE ISLES 3RD ADDI-TION PB 8 PG 28 LOTS 166 & 167 Name(s) in which assessed:

DAVID R LORENTSEN JR All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

25-01682P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000112TDAXXX NOTICE IS HEREBY GIVEN.

That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2104885 Year of Issuance: 06/01/2022 Description of Property:

16-25-17-0090-13500-0620 MOON LAKE NO 9 PB 4 PG 101 LOTS 62 & 63 & N1/2 OF LOT 61 BLK 135 OR 1545 PG 851 Name(s) in which assessed

MARY PULLICINO

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Aug. 15, 22, 29; Sep. 5, 2025

25-01677P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 9/15/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner CRAIG STEVEN DONTON 1975 Concord Hin CN033020M75D FL1536MS Title # 0091142900 sale to be held at Port Hudson Marina LLC 14333 Crabtrap Ct.Hudson Fl. 34667 vessel may be released prior to the Sale Port Hudson Marina LLC reserves the right to accept /reject any or all bids Aug. 29; Sep. 5, 2025 25-01840P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000109TDAXXX

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 #: 2104548 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0010-00H00-0420

MOON LAKE ESTATES UNIT 1 PB 4 PGS 72-73 LOTS 42 & 43 BLK H OR 1274 PG 429

Name(s) in which assessed: LAWRENCE W GUIDICE 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 25-01674P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000114TDAXXX

NOTICE IS HEREBY GIVEN, That JACQUELINE BROWN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2103138 Year of Issuance: 06/01/2022

Description of Property: 36-26-19-0090-00A00-0320 NORTHWOOD UNIT 4A-1 PB 35 PGS 117-119 LOT 32 BLOCK A OR $5565~\mathrm{PG}~48$

Name(s) in which assessed: WILLY MODESTO PENA-FRANCO WILY MODESTO PENA-FRANCO

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025 25-01679P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000126TDAXXX

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2104063

Year of Issuance: 06/01/2022Description of Property:

09-24-17-0010-01200-0000 ADVERSE POSSESSION FILED - HUDSON GROVE ESTATES UNREC PLAT SOUTH 1/2 OF TRACT 12 DESC AS SOUTH 1/2 OF WEST 1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF SEC EXC

SOUTH 25.00 FT FOR ROAD

R/W Name(s) in which assessed:

PHILLIP FLEISCHMAN All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk $Aug.\,15,\,22,\,29;\,Sep.\,5,\,2025$

25-01688P

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000139TDAXXX

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101664

Year of Issuance: 06/01/2022

Description of Property: 14-26-21-0100-03400-0042

ZEPHYRHILLS COLONY COM-PANY SUB PB 1 PG 55 EAST 80 FT OF WEST 133 FT OF NORTH 105 FT OF TRACT 34 OR 3306 PG 885

Name(s) in which assessed: EST OF TERRY M ALEXANDER TERRY M ALEXANDER

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am. July 22, 2025

Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

25-01693P

FOURTH INSERTION Notice of Application for Tax Deed 2025XX000120TDAXXX

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was

assessed are as follows: Certificate #: 2103022

Year of Issuance: 06/01/2022

Description of Property: 19-26-19-0550-00000-4750 GROVE SHORE ADDITION TO LAKE PADGETT ESTATES UN-REC LOT 475 DESC AS COM 834.67 FT SOUTH & 3439.39 FT EAST OF SE COR OF LOT 49 OF LAKE PADGETT ESTATES PB 8 PG 117 TH WITH CHD-BRG N22DEG 50'55"W 114.81 FT TH N00DEG 48'45"W 35.00 FT TH N89DEG 11'15"E 160.00 FT TO WATERS OF CANAL TH SELY ALG WATER TO POINT N45DEG 06'53"E 173.00 FT TH S45DEG 06'53"W 173.00 FT TO

POB OR 8545 PG 3300 Name(s) in which assessed: DAVID MICHAEL BARNARD H C BARNARD III R M BARNARD

HENRY CLAY BARNARD III RACHEL MICHELE BARNARD All of said property being in the County

of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz

Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025

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--- ACTIONS / TAX DEEDS ---

PASCO COUNTY

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 NOODG 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 ssed 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

HOW TO PUBLISH YOUR LEGAL NOTICE

25-01681P

IN THE BUSINESS OBSERVER

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

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



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.

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: 06/01/2022Description 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 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 UNREC LEISURE HILLS 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 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

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

Year of Issuance: 06/01/2022

12-25-16-0090-05900-0030

GRIFFIN PARK PB 2 PGS 78-

78A LOT 3 BLOCK 59 OR 3768

All of said property being in the County

redeemed according to the law, the

property described in such certificate shall be sold to the highest bidder

online at http://pasco.realtaxdeed.com,

Office of Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: Denisse Diaz

Deputy Clerk

25-01685P

on September 18, 2025 at 10:00 am.

Aug. 15, 22, 29; Sep. 5, 2025

Unless such certificate shall be

NOTICE IS HEREBY GIVEN,

assessed are as follows:

Description of Property:

PG 961

Certificate #: 2106658

Name(s) in which assessed:

PHYLLIS A DENGEL

of Pasco, State of Florida

July 22, 2025

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: 06/01/2022Description 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

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

 $1~\mathrm{PB}~83~\mathrm{PG}~5~\mathrm{BLOCK}~30~\mathrm{LOT}~22$ 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

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

Aug. 15, 22, 29; Sep. 5, 2025 25-01690P

Deputy Clerk

FOURTH INSERTION

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

FLORIDA CASE NO.: 2025CC002612CCAXES

DADE CITY MHC OWNER, LLC, Plaintiff, vs. IGNACHO PENA a/k/a Nacho Pena, SHERRY ANN PENA, and STATE OF FLORIDA DEPARTMENT OF

HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants. Sherry Ann Pena

16731 U.S. Highway 301 Lot No. 052 Dade City, Florida 33523 YOU ARE NOTIFIED that an action has been filed against you with respect

to the real property more particularly described as the: 16731 U.S. Highway 301

Lot No. 052 Dade City, Florida 33523 and you are required to serve a copy of your written defenses if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUB-LICATION 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 09/08/2025If 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 Courthouse at Pasco County, Florida.

Dated: August 6, 2025 NIKKI ALVAREZ-SOWLES Pasco County Clerk of Court

Deputy Clerk: Haley Joyner Brian C. Chase, Esq., Plaintiff's attorney 3902 North Howard Avenue Tampa, Florida 33607

25-01691P Aug. 8, 15, 22, 29, 2025 25-01662P

How much do legal notices cost?

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

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

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