

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
ASTURIA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES		
<p>The Asturia Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County, Florida, and has a general fund and debt service fund.</p> <p>Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.</p> <p>Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 4530 Eagle Falls Place, Tampa, FL 33619, via e-mail at nviverito@gms-tampa.com, and by telephone at (813) 344-4844.</p> <p>Proposers must provide an electronic copy of their proposal to the District Recording Secretary, Nicole Viverito, at nviverito@gms-tampa.com. Proposals must be received by 12:00 p.m. on Tuesday, January 6, 2026. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.</p> <p>Asturia Community Development District Brian Young, District Manager</p>		
January 2, 2026		26-00001P

FIRST INSERTION		
NOTICE OF MEETINGS		
ASTURIA COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING		

The Asturia Community Development District Audit Committee will meet on Tuesday, January 13, 2026 at 6:00 p.m. at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Asturia Community Development District.

The meeting is 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 this meeting 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 austriacd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. 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 at rmgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC

January 2, 202626-00002P

FIRST INSERTION		
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS MEETING		

NOTICE IS HEREBY GIVEN by the Epperson North Community Development District that the Board of Supervisors ("Board") will hold its regular January meeting on Wednesday, January 14, 2026 at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Blvd., Wesley Chapel, FL 33545. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the offices of the District Manager, located at Vesta District Services, 205 International Parkway, Suite 208, Lake Mary, FL 32746, Ph: (321) 263-0132 during normal business hours or on the Epperson North Community Development District's website: www.eppersonnorthcdd.org seven days in advance of the meeting.

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

Any person requiring special accommodations at the 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the 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
January 2, 202626-00004P

FIRST INSERTION		
Notice of Public Board Special Meeting Epperson Ranch II Community Development District		

The Epperson Ranch II Community Development District will hold a Special Meeting on Thursday, January 22, 2026, at 5:00 p.m., at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Alize Aninipot
District Manager
January 2, 202626-00005P

FIRST INSERTION		
POND EROSION REPAIR SERVICES REQUEST FOR PROPOSALS		
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT		

Pasco County, Florida

Notice is hereby given that the Del Webb Bexley Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing pond erosion repair services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by email only sent to the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com, with the subject line "RFP for DW Bexley CDD." The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Contractors are strongly advised to attend the optional pre-proposal meeting which will be held on January 14, 2026, at 10 a.m., at Del Webb Bexley Community Clubhouse, located at 19265 Del Webb Blvd, Land O' Lakes, FL 34638.

Firms desiring to provide services for this project must submit one (1) written proposal AND one electronic copy in a PDF format on a flash-drive no later than February 9, 2026, at 5 p.m. to offices of BDi Engineering 536 4th Ave S Unit 4 St Petersburg FL 33701, Attention: Stephen Brletic. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package, and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified. The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with Section 255.05, Florida Statutes.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the specifications, the evaluation criteria, the evaluation criteria or process, or any other issues or items relating to the Project Manual (collectively, "RFP Documents"), must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of this Request for Proposals or after prospective proposer picks up the proposal, whichever is later. A protest bond must be included with the initial notice of protest in a form acceptable to the District and in the amount of \$10,000.00. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the RFP Documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager's Office.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities, or award the contract in whole or in part to one or more proposers, all as the District, in its sole discretion, determines it is in the best interest of the District to do so. Notwithstanding the foregoing, please note that proposals received from firms failing to meet the following minimum qualifications will not be considered or evaluated: (i) hold all required applicable federal, state and local professional license in good standing; and (ii) be authorized to do business in the State of Florida.

All proposals will be opened at a public meeting to be held at February 10, 2026, at 12:00 p.m., at 19265 Del Webb Blvd, Land O' Lakes, FL 34638. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. A copy of the agenda for the meeting can be obtained from the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions and/or inquiries relative to this project shall be directed in writing by e-mail only to the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com with a copy to District Counsel at ryan.dugan@kutackrock.com. All questions must be received by January 23, 2026, at 3:00 p.m. in order to be considered by the District.

Del Webb Bexley Community Development District
Lynn Hayes, District Manager

January 2, 202626-00003P

FIRST INSERTION		
NOTICE OF RULEMAKING BY THE MIRADA COMMUNITY DEVELOPMENT DISTRICT		

A public hearing will be conducted by the Board of Supervisors of the Mirada Community Development District (the "District") on February 3, 2026, at 6:00 p.m. EST, at WaterGrass 2 Clubhouse, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

In accordance with Chapter 120, Florida Statutes, and Chapter 190, Florida Statutes, the Mirada Community Development District (the "District") hereby gives notice of its intention to adopt a policy to address property owners' requests to place fences within District drainage easements located on resident lots ("Fence Encroachment Policy") related to the use of the District's stormwater facilities and to adopt related application and administrative fee. The proposed rule number is #2. Prior Notice of Rule Development was published on December 26, 2025 in the Business Observer of Pasco County.

A copy of the proposed Fence Encroachment Policy may be obtained by contacting the District Manager's Office at c/o Governmental Management Services, at 4530 Eagle Falls Place, Tampa FL 33619, or by calling (813) 344-4844. (hereinafter, the "District Office").

The proposed Fence Encroachment Policy includes a review fee in the amount to not exceed \$350 to cover staff review plus actual recording fees. The proposed fees may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Fence Encroachment Policy is to provide for efficient and effective District operations of the District's stormwater facilities and to implement the provisions of Section 190.011 Florida Statutes. Specific legal authority for the District to adopt the proposed Fence Encroachment Policy includes Sections 190.011(5), 190.035, 120.54 and 120.81, of the Florida Statutes

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Jason Greenwood, District Manager
Mirada Community Development District

January 2, 202626-00008P

FIRST INSERTION		
NOTICE OF BOARD MEETING LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT		

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeshore Ranch Community Development District ("District") will hold a regular meeting of the Board of Supervisors on January 13, 2026, at 6:00 PM at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638.

The meeting is 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 this meeting 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 lakeshoreranch.net. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. 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 byyoung@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

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

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

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

Brian Young, District Manager
Governmental Management Services – Tampa, LLC

January 2, 202626-00006P

FIRST INSERTION		
Derelict Vessel Publication Notice		

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: 1990 Open Motorboat SERM6930K990 FL5360NB has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit the vessel is wrecked in canal at 4362 Reeves Rd New Port Ritchey, FL and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is December 26, 2025

January 2, 9, 202626-00010P

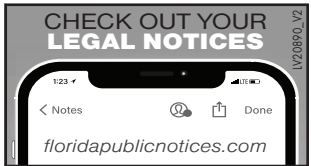
FIRST INSERTION		
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.		
SALE DATE: JANUARY 26TH 2026: ECONO AUTO PAINTING OF FLORIDA INC 7215 US HWY 19 NEW PORT RICHEY FL 34652 (727) 848-4854 MV10008 2011 CHRY 2C3CA6CT9BH529601 \$902.00		
January 2, 2026		26-00015P

FIRST INSERTION		
FICTITIOUS NAME NOTICE		
NOTICE IS HEREBY GIVEN that the undersigned, intending to engage in business under the fictitious name of EIS - Environmental Infrastructure Solutions, owned by Simpson Environmental Services, LLC, located in Pasco County, Florida, has filed Application for Registration of Fictitious Name with the Florida Department of State.		
January 2, 2026		26-00014P

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Viania's Panaderia located at 15029 14th St in the City of Dade City, Pasco, FL 33523 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 23rd day of December, 2025.		
Tania Marrero Gonzalez		
January 2, 2026		26-00013P

FIRST INSERTION		
Affordable Secure Storage Hudson Public Notice Notice of Sale		
Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83. 806 & 83. 807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.		
Unit I05 - B. Mccan Unit N06 - A. Patlan Unit N03 - Jean Hale Unit AC04 - Tammy Woodard Unit H15 - Emily Cuevas Unit A20 - Taylin McCormick		
SALE NOTICE		
Your GOODS WILL BE SOLD AT A ONLINE PUBLIC SALE January 17, 2026 AT OR AFTER: 11:00 A.M.		
January 2, 9, 2026		26-00016P

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 GOAT Solutions Group located at 400 N Tampa St Ste 1550 PMB925256, 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 29th day of December, 2025.		
GOAT SOLUTIONS GROUP LLC		
January 2, 2026		26-00011P



--- PUBLIC SALES ---

FIRST INSERTION

LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO
OPEN PROPOSALS
Landscape & Irrigation Maintenance Services Pasco County, Florida

Longleaf Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Longleaf Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Friday, January 9, 2026, at 12:00 p.m. (EST) at the office of Inframark LLC., Located at 2005 Pan Am Circle Suite 300 Tampa, Florida 33607, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Inframark LLC., NO CASH OR CREDIT CARD ACCEPTED. The Field Inspection Coordinator shall be the contact person regarding the Project Manual. Mr. Jason Liggett can be reached by email at jliggett@inframark.com or via phone at (656) 247-8573.

There will be a mandatory Pre-Proposal Meeting on Tuesday, January 20, 2026, at 1:00 p.m. (EST) at Longleaf Town Hall ., 3141 Deland Street, New Port Richey, FL 34655. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Inframark LLC. office at the Pan Am address stated above until Tuesday, January 27, 2026, at 12:00 p.m. (EST)

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price along with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any proposal regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark., 2005 Pan Am Circle Suite 300 Tampa, Florida 33607. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on Wednesday, March 4, 2026, at 6:00 p.m. (EST) a The Longleaf Town Hall located at 3141 Deland Street, New Port Richey, FL 34655. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e- mail only, to Jason Liggett at jliggett@inframark.com, Wednesday, February 4, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Friday, February 6, 2026.

A District meeting to open the proposals will be held at 1:00 p.m. (EST) on Thursday, February 12, 2026, at the office of Inframark., 2005 Pan Am Circle Suite 300 Tampa, Florida 33607. Firms desiring to provide services for this project must submit one (1) hard copy original, (1) additional hard copy and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 1:00 p.m. (EST) on Thursday, February 12, 2026, at the office of Inframark., 2005 Pan Am Circle Suite 300 Tampa, Florida 33607., Attention: Jason Liggett. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark., via email at jliggett@inframark.com or by calling (813) 873-7300. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Longleaf Community Development District
Mrs. Heather Jackson, District Manager (hjackson@inframark.com)
January 2, 2026

26-00007P

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND
RESTATED RULES OF PROCEDURE OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT

Two public hearings will be conducted by the Board of Supervisors of The Groves Community Development District (“District”) on February 3, 2026, at 10:00 a.m., at 7924 Melogold Circle, Land O’ Lakes, Florida, 34637.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to: (1) adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1.0; and (2) establish an amended non-resident user fee for use of the District's Amenities (collectively, the “Amenity Rates”), Rule No. 2.0. Prior notice of rule development was published in the Business Observer on December 26, 2025.

The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific laws implemented include, but are not limited to, sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed Amenity Rates include:

Current Rate	Proposed Rate
Annual Non-Resident User Fee	\$1,800
	The total of the highest annual combined debt service and operations and maintenance assessment (including any capital reserve assessment) levied on a residential property owner within the District, plus twenty percent (20%).
	FY 25/26 rate: \$3,325.20

A copy of the proposed Amended and Restated Rules of Procedure, Amenity Rates, and any material proposed to be incorporated by reference may be obtained by contacting Wendi McAnn at the District Manager's Office by mail at Inframark IMS, 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida 33067 by telephone at (954) 603-0033, or by email at wendi.mcann@inframark.com.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearings may be continued to a date, time, and place to be specified on the record at the hearing(s) without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at the hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting or hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Wendi McAnn
The Groves Community Development District
January 2, 2026

26-00009P

Q&A

LV18237_V22

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

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

Rarely do consumers specifically search online for public notices.

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.
2024CA000287CAAXWS
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERALDINE WHARTON, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2025, and entered in 2024CA000287CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC 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 GERALDINE WHARTON, DECEASED; DOVE INVESTMENT CORP.; ALL AMERICAN FINANCIAL ASSOCIATES, INC.; CHERYL ELWELL-WHARTON A/K/A CHERYL ELWELL; GERALD ANDREW FISCHER 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 January 22, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 301, HOLIDAY GARDENS ESTATES, UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 22 AND

23, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5752 LANATE AVE, NEW PORT RICHEY, FL 34652
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 29 day of December, 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
23-155728 - EuE
January 2, 9, 2026 26-00019P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2019CA004191CAAXES
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. KELLY LYNCH, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on January 20, 2026, 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 accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 29 day of December, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /S/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
19-387656 - RaO
January 2, 9, 2026 26-00018P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.
2024CA002346CAAXWS
NATIONSTAR MORTGAGE LLC2 Plaintiff, VS. RHONDA LARSEN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF RHONDA LARSEN; CAPITAL ONE BANK (USA), N.A.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants
Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco

County, Florida described as:
Lot 608, HOLIDAY LAKE ESTATES - UNIT NINE, according to the map or plat thereof as recorded in Plat Book 9, Pages 132 and 133, Public Records of Pasco County, Florida
the Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on February 19, 2026 at 11:00 a.m. at www.pasco.realforeclose.com in accordance with Chapter 45 Florida Statutes.

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.

By William Nussbaum III, Esq
Florida Bar No. 66479
Law Office of GARY GASSEL, p.a.
2191 Ringling Boulevard
Sarasota, Florida 34237
Attorney for Plaintiff
January 2, 9, 2026 26-00017P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP001929CPAXES
In Re: The Estate Of JUSTIN LEE SANDMANN, Deceased.
The administration of the estate of JUSTIN LEE SANDMANN, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 January 2, 2026.
Personal Representative:
Doyle Sandmann
24016 County Road 12
New Ulm, MN 56073
Attorney for Personal Representative: Erin M. Zides, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 95662
15310 Amberly Drive
Suite 250
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail: erin@mytampalawgroup.com
January 2, 9, 2026 26-00021P

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 RJ's lawncare located at 3749 Redwood Dr., in the County of Pasco, in the City of Holiday, Florida 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 23rd day of December, 2025.
RJ & ASSOCIATES SERVICES LLC
January 2, 2026 26-00012P

FIRST INSERTION

Notice of Public Sale
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit:
Unit 2039 - Donald Eugene Schaeffer - Garage Items, HHG's, etc.
Unit 4044 - Kristen Nicole Broker - HHG's, Tools, etc.
The sale of property will be held at auction and advertised 01/16/26 and ending 01/23/26 online with https://bid13.com/
Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.
Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.
January 2, 9, 2026 26-00024P

CHECK OUT YOUR LEGAL NOTICES

LV20890_V2

123

Notes

Done

floridapublicnotices.com

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2025CA003165CAAXES
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
KEVIN L. CRIM AND JULIE CRIM,
et. al
Defendant(s),
TO: KEVIN L. CRIM,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being
foreclosed herein.
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
LOT 8, IN BLOCK 8, OF AB-
BOTT SQUARE PHASE 1B,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 89, PAGE 57, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before FEBRU-
ARY 2ND, 2026 /(30 days from Date of
First Publication of this Notice) and file
the original with the clerk of this court
either before service on Plaintiff's at-

torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition filed herein.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Public Information Dept.,
Pasco County Government Center,
7530 Little Rd., New Port Richey, FL
34654; (727) 847-8110 (V) in New Port
Richey; (352) 521-4274, ext 8110 (V) in
Dade City, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled appear-
ance is less than 7 days; if you are hear-
ing impaired call 711. The court does
not provide transportation and cannot
accommodate for this service. Persons
with disabilities needing transporta-
tion to court should contact their lo-
cal public transportation providers for
information regarding transportation
services.
WITNESS my hand and the seal of
this Court at Pasco County, Florida, this
December 30, 2025
NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-328441
January 2, 9, 202626-00023P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP001921CPAXES
Division: Probate
IN RE: ESTATE OF
JAMIE L. PARKER
DECEASED.
The administration of the Estate of
Jamie L. Parker, deceased, whose date
of death was July 10, 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 ad-
dresses of the Personal Representative
and the Personal Representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The Personal Representative has no
duty to discover whether any property
held at the time of the decedent's death

by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes. The written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is January 2, 2026.
Personal Representative:
Rodger L. Parker
5601 17th Street
Zephyrhills, FL 3354
Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar Number: 1008259
Daniel Medina, B.C.S.
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
January 2, 9, 202626-00020P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-003041
VILLAGE CAPITAL &
INVESTMENT LLC,
Plaintiff, v.
JESSELYN JUNIPER WARD A/K/A
JESSELYN WARD, et al.,
Defendants.
TO:
Jesselyn Juniper Ward a/k/a Jesselyn
Ward
2139 Orange Drive
Holiday, FL 34691
Jesselyn Juniper Ward a/k/a Jesselyn
Ward
203 W. Robert Toombs Ave.
Washington, GA 30673
Jesselyn Juniper Ward a/k/a Jesselyn
Ward
701 Gulf Blvd.
Indian Rocks Beach, FL 33785
Jesselyn Juniper Ward a/k/a Jesselyn
Ward
2131 Northwoods Lake Ct.
Duluth, GA 30096
Unknown Spouse of Jesselyn Juniper
Ward a/k/a Jesselyn Ward
2139 Orange Drive
Holiday, FL 34691
Unknown Spouse of Jesselyn Juniper
Ward a/k/a Jesselyn Ward
203 W. Robert Toombs Ave.
Washington, GA 30673
Unknown Spouse of Jesselyn Juniper
Ward a/k/a Jesselyn Ward
701 Gulf Blvd.
Indian Rocks Beach, FL 33785
Unknown Spouse of Jesselyn Juniper
Ward a/k/a Jesselyn Ward
2131 Northwoods Lake Ct.
Duluth, GA 30096
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following described property in Pasco
County, Florida:
Lot 655, BONITA VILLAGE, ac-
cording to the map or plat there-

of as recorded in Plat Book 6,
Page 44, Public Records of Pasco
County, Florida.
Together with that certain mo-
bile home situate thereon.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, on Anthony R. Smith,
Esquire, the Plaintiff's attorney, whose
address is Tiffany & Bosco, P.A., 1201 S.
Orlando Ave, Suite 430, Winter Park,
FL 32789, on or before thirty (30) days
from the date of first publication of this
Notice, and file the original with the
Clerk of this Court either before ser-
vice on the Plaintiff's attorney or im-
mediately thereafter; or a default will
be entered against you for the relief
demanded in the complaint. DUE ON
OR BEFORE FEBRUARY 2ND, 2026
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 pro-
vision of certain assistance. Please con-
tact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) of the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the
official seal of said Court at Pasco Coun-
ty, Florida, this December 30, 2025
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
January 2, 9, 202626-00022P

Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

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

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

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

W18337_V28

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA002979CAAXWS SWBC MORTGAGE CORPORATION Plaintiff(s), vs. CARRIE A. HINES; CACERES REAL ESTATE II LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE HINES FAMILY LAND TRUST; THE UNKNOWN SPOUSE OF CARRIE A. HINES; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: CARRIE A. HINES LAST KNOWN ADDRESS: 8449 REDFIELD DRIVE, PORT RICHEY, FL 34668</p>	<p>CURRENT ADDRESS: UNKNOWN TO: UNKNOWN SPOUSE OF CARRIE A. HINES LAST KNOWN ADDRESS: 8449 REDFIELD DRIVE, PORT RICHEY, FL 34668 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows: Lot 1149, THE LAKES UNIT SIX, according to the plat thereof as recorded in Plat Book 20, Page(s) 129 through 131, of the Public Records of Pasco County, Florida. Property address: 8449 Redfield Drive, Port Richey, FL 34668 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on</p>	<p>Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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 JANUARY 26, 2026 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 imme-</p>

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA003054CAAXES REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs. CHRISTOPHER A. JONES, et al. Defendants. To the Defendants, CHRISTOPHER A. JONES, MONICA A. JONES, and all others whom it may concern: Last Known Address of Defendants: 2660 Lake Manor Drive, Land O Lakes, FL 34639 Current Address of Defendants: 2660 Lake Manor Drive, Land O Lakes, FL 34639 You are hereby notified that an action to foreclose a mortgage lien on the following property in Pasco County, Florida: Lot 8, Manors at Lake Padgett, according to the map or plat thereof, as recorded in Plat Book 73, Page(s) 35 and 36, of the Public Records of Pasco County, Florida. has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Michael C. Caborn, Esquire, Windereedle, Haines, Ward & Woodman, P.A., Plaintiff's attorney, whose address is 329 Park Avenue North, Second Floor, Winter Park, FL 32789, within 30 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plain-</p>	<p>tiffs' attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. See §49.09, Fla. Stat. This Notice of Action shall be published once during each week for two (2) consecutive weeks under §49.10(c), Fla. Stat. DUE ON OR BEFORE JANUARY 26TH, 2026 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. Datedt on December 19, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Winderweedle, Haines, Ward & Woodman, P.A., P. O. Box 880, Winter Park, FL 32790-0880 Dec. 26, 2025; Jan. 2, 2026</p>	<p>25-02681P</p>

FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.2025CA001004CAAXWS LAKEVIEW LOAN SERVICING, LLC; Plaintiff, v. MATTHEW L. MCCOWAN A/K/A MATTHEW LEE MCCOWAN, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated November 20, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on January 14, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property: Lot 189, River Crossing Unit 3, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 10 and 11, of the Public Records of Pasco County, Florida. Property Address: 5521 RED-HAWK DR, NEW PORT RICHEY, FL 34655 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 TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN</p>	<p>ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Attorneys for Plaintiff Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954)-644-8704; Fax (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-00582 Dec. 26, 2025; Jan. 2, 2026</p>	<p>25-02664P</p>

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA001385CAAXWS CROSSCOUNTRY MORTGAGE, LLC, Plaintiff(s), v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WOMAN A/K/A TIFFANY C. WOMAN; JERRY DEWAYNE WOMAN A/K/A JERRY D. WOMAN; BRENDAM. WOMAN A/K/A BRENDAYOUNG WOMAN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th day of December 2025, in Case No.: 2024CA-001385CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein CROSS-COUNTRY MORTGAGE, LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WOMAN A/K/A TIFFANY C. WOMAN; JERRY DEWAYNE WOMAN A/K/A JERRY D. WOMAN; BRENDAM. WOMAN A/K/A BRENDAYOUNG WOMAN; 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 22nd day of January 2026, the following described property as set forth in said Final Judgment, to wit: LOT 557, THE LAKES UNIT</p>	<p>THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 20 THROUGH 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Property Address: 8053 COL-RAIN DR, PORT RICHEY, FL 34668 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 18th day of December 2025 By: Paris A. Roach Paris A. Roach, Esq. Bar Number: 1028751 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 24-06230-1 Dec. 26, 2025; Jan. 2, 2026</p>	<p>25-02652P</p>

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-003149 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. WILLIAM J. DIONNE, et al., Defendants. TO: William J. Dionne 13912 Helen Avenue Hudson, FL 34667 William J. Dionne 761 Burlwood St. Brandon, FL 33511 William J. Dionne 4278 Bellaire Dr. Hernando Beach, FL 34607 William J. Dionne 11790 E 24th Pl. Yuma, AZ 85367 Unknown Spouse of William J. Dionne 13912 Helen Avenue Hudson FL 34667 Unknown Spouse of William J. Dionne 761 Burlwood St. Brandon, FL 33511 Unknown Spouse of William J. Dionne 4278 Bellaire Dr. Hernando Beach, FL 34607 Unknown Spouse of William J. Dionne 11790 E 24th Pl. Yuma, AZ 85367 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: LOT 154, HUDSON BEACH ESTATES - UNIT NO. 3-2ND ADD., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p>	<p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this December 22, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Dec. 26, 2025; Jan. 2, 2026</p>	<p>25-02683P</p>

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-002332 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, v. MATTHEW D. SHERROD, et al., Defendants. TO: Unknown Personal Representative of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 3 of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown Unknown Heir, Beneficiary and Devisee 4 of the Estate of Leigh A. Ward a/k/a Leigh Anne Ward, Deceased Last known address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 672, LAKE PADGETT ESTATES, NORTH GROVE ADDITION, Pasco County, Florida, being more particularly described as follows: Begin 2182.46 feet South and 2038.08 feet East of the Northwest corner of Section 19, Township 26 South, Range 19 East, Pasco County, Florida; thence South 68° 36' 11" West, 91.65 feet thence South 47° 52' 01" West, 87.04 feet; thence South 01° 27' 30" East, 76.63 feet; thence South 89° 00' 35" East, 150.18 feet; thence North 01° 32' 27" East, 139.88 feet to the Point of Begin-</p>	<p>ning. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JANUARY 26TH, 2026 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. WITNESS my hand and the seal of this Court on December 17, 2025 Nikki Alvarez-Sowles, Esquire Clerk and Comptroller (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 Dec. 26, 2025; Jan. 2, 2026</p>	<p>25-02665P</p>

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA CASE NO: 2025CC006972CCAXWS ARBORWOOD AT SUMMERTREE, INC. a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF ANN COLLETTI, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: ESTATE OF ANN COLLETTI, ANY AND ALL UNKNOWN HEIRS YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, ARBOR WOOD AT SUMMER TREE, INC., herein in the following described property: Lot 272, ARBORWOOD AT SUMMERTREE, according to the plat thereof, recorded in Plat Book 22, Page 50 through 63, Public Records of Pasco County, Florida. With the following street address: 11627 Aspenwood Drive, New Port Richey, Florida 34654 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, within thirty (30) days after the first publication of this Notice in the Business Observer, and</p>	<p>file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DUE ON OR BEFORE JANUARY 26TH, 2026 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 December 17, 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 Dec. 26, 2025; Jan. 2, 2026</p>	<p>25-02653P</p>

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 2024-CA-000590 WS</p> <p>DIVISION: J3/J7</p> <p>LAKEVIEW LOAN SERVICING, LLC,</p> <p>Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CHRISTOPHER TOWNSEND AKA CHRISTOPHER THOMAS TOWNSEND , DECEASED, et al,</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 21, 2025, and entered in Case No. 2024-CA-000590 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Christopher Townsend aka Christopher Thomas Townsend , deceased, MV Realty PBC, LLC, Barbara Townsend, Regency Park Civic Association, Inc., Possible Heir, Minor, 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 January 22, 2026 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 393, REGENCY PARK, UNIT 1 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK</p>	<p>11, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>A/K/A 10131 OLD ORCHARD LANE PORT RICHEY FL 34668</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs 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:</p> <p>Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654</p> <p>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.</p> <p>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.</p> <p>The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 10 day of December, 2025.</p> <p>ALBERTELLI LAW</p> <p>P. O. Box 23028</p> <p>Tampa, FL 33623</p> <p>Tel: (813) 221-4743</p> <p>Fax: (813) 221-9171</p> <p>eService: servealaw@albertellilaw.com</p> <p>By: /s/ Silver Jade Bohn</p> <p>Florida Bar #95948</p> <p>Silver Jade Bohn, Esq.</p> <p>IN/23-009188</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02661P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2025CA001966CAAXES</p> <p>LOANDEPOT.COM, LLC,</p> <p>Plaintiff, vs.</p> <p>KRANTHI BANDARI; VANIMA BANDARI; MONROE MEADOWS HOMEOWNER'S ASSOCIATION OF PASCO COUNTY, INC.;</p> <p>UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,</p> <p>Defendant(s)</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 3, 2025 and entered in Case No. 2025CA001966CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and KRANTHI BANDARI; VANIMA BANDARI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MONROE MEADOWS HOMEOWNER'S ASSOCIATION OF PASCO COUNTY, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on January 13, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 83 OF MONROE MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE(S)</p>	<p>128-131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 17th day of December 2025.</p> <p>By: /s/ Marc Granger</p> <p>Marc Granger, Esq.</p> <p>Bar. No.: 146870</p> <p>Kahane & Associates, P.A.</p> <p>1619 NW 136th Avenue, Suite D-220</p> <p>Sunrise, Florida 33323</p> <p>Telephone: (954) 382-3486</p> <p>Telefacsimile: (954) 382-5380</p> <p>Designated service email: notice@kahaneandassociates.com</p> <p>File No.: 25-00895 LND</p> <p>V6.20190626</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02654P</p>

FIRST INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CASE NO.: 2025-CA-003642</p> <p>LAKEVIEW LOAN SERVICING, LLC,</p> <p>Plaintiff, v.</p> <p>DERRICK C. KELSO, et al.,</p> <p>Defendants.</p> <p>TO: Derrick C. Kelso</p> <p>3427 Pinon Drive</p> <p>Holiday, FL 34691</p> <p>Derrick C. Kelso</p> <p>3052 Stillwater Dr.</p> <p>Kissimmee, FL 34743</p> <p>Derrick C. Kelso</p> <p>1270 Rogers St.</p> <p>Clearwater, FL 33756</p> <p>Unknown Spouse of Derrick C. Kelso</p> <p>3427 Pinon Drive</p> <p>Holiday FL 34691</p> <p>Unknown Spouse of Derrick C. Kelso</p> <p>3052 Stillwater Dr.</p> <p>Kissimmee, FL 34743</p> <p>Unknown Spouse of Derrick C. Kelso</p> <p>1270 Rogers St.</p> <p>Clearwater, FL 33756</p>	<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:</p> <p>Lot 1839, Holiday Lake Estates Unit Twenty-Two, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 45 and 46, of the Public Records of Pasco County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE JANUARY 26, 2026</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2025CA000103CAAXWS</p> <p>LAKEVIEW LOAN SERVICING, LLC,</p> <p>Plaintiff, vs.</p> <p>CINDY YAMILETH MALDONADO, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000103CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and CINDY YAMILETH MALDONADO; UNKNOWN SPOUSE OF CINDY YAMILETH MALDONADO 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 January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT(S) 29 AND 30, BLOCK 278, MOON LAKE ESTATES UNITY TWENTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 15 THROUGH 17, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 12832 MOUNTAIN RD, NEW PORT RICHEY, FL 34654</p> <p>Any person claiming an interest in the</p>	<p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /s/ Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>24-231340 - NaP</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02659P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 2025CA00112CAAXWS</p> <p>DATA MORTGAGE INC., DBA ESSEX MORTGAGE,</p> <p>Plaintiff, vs.</p> <p>BRITTANY WILSON; NICHOLAS FOSKEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,</p> <p>Defendant(s)</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 19, 2025 and entered in Case No. 2025CA00112CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and BRITTANY WILSON; NICHOLAS FOSKEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 36 BLOCK 2, LAKE GENEVA HOMESITES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: BLOCK 2, IS A RESUBDIVISION OF BLOCKS 1, 2, AND 5 LAKE GENEVA HOMESITES AS ORIGINALLY RECORDED IN PLAT BOOK 5, PAGE 136, OF THE PUBLIC</p>	<p>RECORDS OF PASCO COUNTY FLORIDA TOGETHER WITH 2024 LIOH MOBILE HOME, TITLE NUMBERS 154927455 & 154927546; IDENTIFICATION NUMBERS LOHGA20039202A & LOHGA20039202B</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 17th day of December 2025.</p> <p>By: /s/ Marc Granger</p> <p>Marc Granger, Esq.</p> <p>Bar. No.: 146870</p> <p>Kahane & Associates, P.A.</p> <p>1619 NW 136th Avenue, Suite D-220</p> <p>Sunrise, Florida 33323</p> <p>Telephone: (954) 382-3486</p> <p>Telefacsimile: (954) 382-5380</p> <p>Designated service email: notice@kahaneandassociates.com</p> <p>File No.: 25-00175 ESX</p> <p>V6.20190626</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02655P</p>

<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>Case No. 2025CA003776CAAXWS</p> <p>Truist Bank</p> <p>Plaintiff, vs.</p> <p>The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Anthony Pecora, Deceased; et al</p> <p>Defendants.</p> <p>TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Anthony Pecora, Deceased</p> <p>Last Known Address: Unknown</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:</p> <p>LOT 44, ORCHID LAKE VILLAGE, UNIT ONE ACCORD-</p>
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FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2025CA000491CAAXWS</p> <p>WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A.,</p> <p>Plaintiff, vs.</p> <p>NICHOLAS HAMER, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA000491CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A. is the Plaintiff and NICHOLAS HAMER; SHANNON M. HAMER 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 January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 10, BLOCK F, GROVE PARK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 4743 DRIFT TIDE DRIVE, NEW PORT RICHEY, FL 34652</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-</p>	<p>dance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /s/ Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>23-137650 - MiM</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02657P</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 2023CA003286CAAXWS</p> <p>LAKEVIEW LOAN SERVICING, LLC,</p> <p>Plaintiff, vs.</p> <p>CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2025, and entered in 2023CA003286CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ; NYDIA I. CRUZ HERNANDES A/K/A NYDIA IVELISSE CRUZ HERNANDES; DEERWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; VILLAGES AT RIVER RIDGE ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq., as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 6, DEERWOOD AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 138 THROUGH 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>Property Address: 7856 EMPIRE COURT, NEW PORT RICHEY, FL 34654</p> <p>Any person claiming an interest in the</p>	<p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /s/ Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>23-106958 - MiM</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02656P</p>

FIRST INSERTION	
<p>ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 64-68 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before January 26th, 2026, 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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.</p>	<p>Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>DATED ON December 19th, 2025.</p> <p>Nikki Alvarez-Sowles</p> <p>As Clerk of the Court</p> <p>(SEAL) By /s/ Haley Joyner</p> <p>As Deputy Clerk</p> <p>File # 25-F03386</p> <p>Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02651P</p>

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF JUDICIAL SALE PURSUANT TO CHAPTER 45 CASE NO.: 2025-CA-000520 CA-WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCREI6, MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES Plaintiff, vs. PORT RICHEY PARTNERS LLC, A Delaware Limited Liability company, Defendant.

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA, CIVIL ACTION NO.: 2025-CA-00520, STYLED AS WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCREI6, MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES BY LNR PARTNERS, LLC, IN ITS CAPACITY AS SPECIAL SERVICER VS. PORT RICHEY PARTNERS LLC, a Delaware Limited Liability Company, NOTICE IS HEREBY GIVEN that pursuant to a FINAL IDDGMENT OF FORECLOSURE (CONSENTED TO BY BORROWER) dated December 1, 2025, entered in the above styled cause now pending in said court, that Nikki Alvarez-Sowles, Pasco County Clerk and Comptroller, will sell to the highest and best bidder for cash the following described real and other property in Pasco County, Florida, in accordance with section 45.031, Florida Statutes by public sale beginning at 11:00 a.m. on the 3rd day of February, 2026, at the online foreclosure sale at www.pasco.realforeclose.com.

DESCRIPTION of real and other property attached hereto as Exhibit "A"
EXHIBIT A
Legal Description
PARCEL 1:
A parcel of land lying in the South 1/2 of the Northwest 1/4 of Section 21, Township 25 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:
Begin at the intersection of the Westerly right-of-way boundaries of Scenic Drive and the South boundary of WEST PORT SUBDIVISION, UNIT ONE, according to the map or plat thereof as recorded in Plat Book 11, Pages 82 and 83, of the Public Records of Pasco County, Florida; thence coincident with said Westerly right-of-way boundary for the following four (4) courses:
(1) South 00° 03' 28" East a distance of 21.64 feet; (2) thence South 28° 40' 17" West a distance of 689.20 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 320.00 feet, a delta angle of 33° 24' 30" and being subtended by a chord

bearing South 45° 20' 57" West for a distance of 183.95 feet; (3) thence coincident with the arc of said curve a distance of 186.59 feet; (4) thence South 62° 02' 58" West a distance of 76.56 feet to a point of intersection of said Westerly right-of-way boundary and the Northerly boundary of lands described in Official Records Book 8673, Page 1791, of the Public Records of Pasco County, Florida; thence departing said Westerly right-of-way boundary coincident with the Northerly and Easterly boundaries of said lands the following twenty two (22) courses: 1.) North 27° 57' 37" West a distance of 63.57 feet; 2.) thence North 00° 44' 39" East a distance of 107.39 feet; 3.) thence North 89° 16' 42" West a distance of 129.97 feet; 4.) thence South 00° 44' 09" West a distance of 129.50 feet; 5.) thence North 61° 22' 49" West a distance of 169.75 feet; 6.) thence North 00° 44' 53" East a distance of 275.09 feet; 7.) thence South 89° 19' 15" East a distance of 32.51 feet; 8.) thence South 00° 28' 06" West a distance of 1.03 feet; 9.) thence South 89° 16' 17" East a distance of 64.98 feet; 10.) thence South 00° 54' 33" West a distance of 1.78 feet; 11.) thence South 89° 15' 28" East a distance of 64.97 feet; 12.) thence North 00° 43' 40" East a distance of 73.95 feet; 13.) thence South 59° 00' 07" East a distance of 69.44 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 85.00 feet, a delta angle of 30° 17' 05" and being subtended by a chord bearing South 74° 11' 51" East for a distance of 44.41 feet; 14.) thence coincident with the arc of said curve a distance of 44.93 feet; 15.) thence North 89° 40' 42" East a distance of 0.83 feet; 16.) thence North 01° 06' 01" East a distance of 24.88 feet to a point coincident with a non-tangent curve concave to the East, said curve having a radius of 4.84 feet, a delta angle of 180° 00' 00" and being subtended by a chord bearing North 01° 00' 53" East for a distance of 9.68 feet; 17.) thence coincident with the arc of said curve a distance of 15.21 feet; 18.) thence North 01° 00' 53" East a distance of 195.77 feet; 19.) thence North 88° 54' 47" West a distance of 20.87 feet; 20.) thence North 00° 45' 24" East a distance of 49.98 feet; 21.) thence North 50° 01' 51" West a distance of 55.47 feet; 22.) thence North 00° 42' 30" East a distance of 69.89 feet to a point coincident with the South boundary of WEST PORT SUBDIVISION, UNIT ONE, according to the map or plat thereof as recorded in Plat Book 11, Pages 82 and 83, of the Public Records

of Pasco County, Florida; thence departing Easterly boundary of said lands coincident with said South boundary, South 89° 16' 16" East a distance of 625.94 feet to the Point of Beginning,
PARCEL 2:
Easement rights for the benefit of Parcel 1 as set forth in that certain Operation and Easement Agreement recorded in Official Records Book 1775, Page 993, and as affected by Official Records Book 1951, Page 1828; Official Records Book 3368, Page 1383; and Official Records Book 7932, Page 220, of the Public Records of Pasco County, Florida.
PARCEL 3;
A portion of the Northwest 1/4 of Section 21, Township 25 South, Range 16 East, Pasco County, said portion being more particularly described as follows:
From the Northeast corner of the Northwest 1/4 of said Section 21, run thence South 00° 27' 33" West, 1,313.73 feet, along the East boundary of said Northwest 1/4, to a point on the Easterly extension of the South boundary of WEST PORT SUBDIVISION, UNIT ONE, as shown on a map or plat thereof recorded in Plat Book 11, Pages 82 and 83, of the Public Records of Pasco County, Florida; thence South 00° 27' 33" West, 342.08 feet, continuing along said East boundary of the Northwest 1/4, to a Point of Beginning; thence continuing along said East boundary of the Northwest 1/4, South 00° 27' 33" West, 23.73 feet to a point on the Westerly right-of-way line of State Road No. 55, Section 14030-2503 (U.S. Highway No. 19), as it is now established; thence South 28° 37' 38" West, 96.74 feet along said Westerly right-of-way line to a point on the West right-of-way line of Scenic Drive (formerly Kennedy Drive / Old Dixie Highway) as found monumented; thence North 00° 07' 55" East, 133.88 feet, along said right-of-way line; thence South 61° 22' 22" East, 52.67 feet to the Point of Beginning.
Exhibit B
All right, title and interest of Debtor in:
1. all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, rights to oil, gas, minerals, coal and other substances of any kind or character, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the plot(s), piece(s) or parcel(s) of real property described on

Exhibit A attached hereto and made a part hereof (individual and collectively, hereinafter referred to as the "Premises"), and the buildings, structures, fixtures and other improvements now or hereafter located thereon (the "Improvements"); and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road, highway, alley or avenue, opened, vacated or proposed, in front of or adjoining the Premises, to the center line thereof; and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;
2. all machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory, materials, supplies and other articles of personal property and accessions thereof, renewals and replacements thereof and substitutions therefore, and other property of every kind and nature, tangible or intangible, owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises or the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements (hereinafter collectively referred to as the "Equipment"), including any leases of: deposits in connection with, and proceeds of any sale or transfer of any of the foregoing, and the right, title and interest of Debtor in and to any of the Equipment that may be subject to any "security interest" as defined in the Uniform Commercial Code, as in effect in the State where the Property is located (the "UCC"), superior in lien to the lien of the Security Instrument;
3. all awards or payments, including interest thereon, that may heretofore or hereafter be made with respect to the Premises or the Improvements, whether from the exercise of the right of eminent domain or condemnation (including any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Premises or Improvements;
4. all leases, subleases and other agreements or arrangements

heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in, the Premises or the Improvements, including any extensions, renewals, modifications or amendments thereof (hereinafter collectively referred to as the "Leases") and all rents, rent equivalents, moneys payable as damages (including payments by reason of the rejection of a Lease in any legal proceeding relating to state or federal bankruptcy or insolvency laws or in lieu of rent or rent equivalents), royalties (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, receipts, revenues, deposits (including security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Debtor or its agents or employees from any and all sources arising from or attributable to the Premises and the Improvements, including all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of the Premises or the Improvements, or rendering of services by Debtor or any of its agents or employees, and proceeds, if any, from business interruption or other loss of income insurance (hereinafter collectively referred to as the "Rents"), together with all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of any sum or obligation secured by the Security Instrument;
5. all proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;
6. the right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;
7. all accounts (including reserve accounts), escrows, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the UCC, and all franchises, trade names, trademarks, symbols, service marks,

books, records, plans, specifications, designs, drawings, surveys, title insurance policies, permits, consents, licenses, management agreements, contract rights (including any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair or other work upon the Property), approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Property) and causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon; and
8. all proceeds, products, offspring, rents and profits from any of the foregoing, including those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing; and
9. any and all other rights of Debtor in and to the items set forth in numbers (1) through (8) above.
This UCC 1 Financing Statement is filed in connection with that certain Mortgage, Assignment of Leases and Rents and Security Agreement ("Security Instrument") given by Debtor to Seemed Party, covering the fee estate of Debtor in the Premises and intended to be duly recorded in the county in which the premises is located. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Security Instrument.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. 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.

DATED THIS 17th day of December, 2025.

Respectfully Submitted,
WOODBURY LAW, P.A.
Counsel for Plaintiff
9100 S. Dadeland Blvd., Suite 1702
Miami, Florida 33156
Telephone: (305) 670-9580
Facsimile: (305) 670-2170
By: /s/ Michael P. Woodbury
Michael P. Woodbury (FBN 983690)
Dec. 26, 2025; Jan. 2, 2026

25-02684P

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. 2025CA001270CAAXES U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PERTEL, DECEASED, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2025CA001270CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION 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 JOHN PERTEL, DECEASED; SILVER OAKS VILLAGE OWNER'S

ASSOCIATION, INC.; NINA MARIE PERTEL; JOHN JOSEPH PERTEL II 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 A.M. on January 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK F, ALL IN SILVER OAKS VILLAGE - PHASE TWO, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 29 AND 30, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 37450 PICKETTS MILL AVE, 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 accordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center,

7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City; Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 19 day of December, 2025.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
25-273933 - NaP
Dec. 26, 2025; Jan. 2, 2026

25-02660P

FIRST INSERTION

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

CASE NO. 2025CA001570CAAXWS NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STANLEY MICHAEL JACKSON-SMITH A/K/A STANLEY JACKSON-SMITH, DECEASED; RANDOLPH RYAN JACKSON-SMITH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HIGHLANDS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on January 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 80, HIGHLANDS, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 126 THROUGH 132, 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. This notice is provided pursuant to

BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STANLEY MICHAEL JACKSON-SMITH A/K/A STANLEY JACKSON-SMITH, DECEASED; RANDOLPH RYAN JACKSON-SMITH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; HIGHLANDS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on January 22, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 80, HIGHLANDS, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 126 THROUGH 132, 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. This notice is provided pursuant to

Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 23rd day of December 2025.
By: /s/ Marc Granger
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 25-00194 NML
V6.20190626
Dec. 26, 2025; Jan. 2, 2026

25-02685P

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business Observer

1/2/2026, V33

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.: 2025CA003327CAAXES
DIVISION: Y

Nikki Alvarez-Sowles, as Pasco
County Clerk & Comptroller,
Plaintiff, vs.
Mary Bauman and The Recovery
Agents, LLC,
Defendants.
TO: Mary Bauman
2 Smith Road
Pine Valley, NY 14872

YOU ARE NOTIFIED that a Com-
plaint 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 JANUARY 26TH,
2026 and to file the original of the writ-
ten defenses with the clerk of this court
either before service or immediately
thereafter. Failure to serve and file writ-
ten defenses as required may result in
a judgment or order for the relief de-
manded, without further notice.

Signed on this December 17, 2025
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
As Clerk of the Court
(SEAL) By: Deputy Clerk:
Haley Joyner
As Deputy Clerk
Dec. 26, 2025; Jan. 2, 9, 16, 2026
25-02650P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002000
IN RE: ESTATE OF
ELLYN T. RYMAN
Deceased.

The administration of the estate of El-
lyn T. Ryman, deceased, whose date
of death was September 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 repre-
sentative's attorney are set forth below.

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

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

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified 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 December 26, 2025.

Personal Representative:
Erin Pratt
719 New Vermont Road
Bolton Landing, New York 12814
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
Dec. 26, 2025; Jan. 2, 2026
25-02669P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
File No: 25-CP-1615
Division: Probate
IN RE: ESTATE OF
ROSEMARIE MARTIN,
Deceased.

The administration of the estate of
ROSEMARIE MARTIN, deceased,
whose date of death was June 22, 2025,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 38053 Live Oak
Avenue, Dade City, Florida 33523. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this
notice is December 26, 2025.

EMMA JOAN MARTIN
Personal Representative
10704 Tami Trail
Hudson, FL 34669
PAUL KNUDSEN, Esquire
Attorney for Petitioner
Florida Bar No. 91770
paul@lmdlawfiim.com
10863 Park Blvd., Suite 5
Seminole, FL 33772
Tel: 727-398-3600
Dec. 26, 2025; Jan. 2, 2026
25-02670P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2025-CP-001821
IN RE: ESTATE OF
ANASTASIA KAPONIKOLAS
a/k/a TASIA KAPONIKOLAS
DECEASED.

The administration of the Estate of An-
astasia Kaponikolas, deceased, whose
date of death was 8/25/2025, Case
Number 2025CP001821, 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 Per-
sonal Representative and the Personal
Representative's attorney are set forth
below.

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's Estate on whom
a copy of this notice has been served
must file their claims with this court
WITHIN

THE LATER OF 3 MONTHS AF-
TER THE DATE OF THE FIRST PUB-
LICATON 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 26 day of December, 2025.

Personal Representative:
Jenny Kaponikolas,
1528 Alert St Holiday FL 34690
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder,
PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
Dec. 26, 2025; Jan. 2, 2026
25-02668P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA001605CAAXWS
ONSLOW BAY FINANCIAL, LLC.;
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST IN THE ESTATE OF
TROY RAINES, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that,
in accordance with the Uniform Fi-
nal Judgment of Foreclosure dated
November 20, 2025, the Clerk of
the Circuit Court for Pasco County
will sell to the highest and best bid-
der for cash beginning on January
14, 2026 at 11:00 AM via www.pasco.
realforeclose.com, the following
described property:

Lot 7 and the East 30 feet of Lot
8, Block 5, Jasmin Point Estates,
according to the map or plat
thereof, as recorded in Plat Book
4, Page(s) 14, of the Public Re-
cords of Pasco County, Florida.
Property Address: 7213 JASMIN
DR, NEW PORT RICHEY, FL
34652

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 BEFORE TEH

FIRST INSERTION

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 PROVID-
ED HEREIN.

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

Attorneys for Plaintiff
Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-01168
Dec. 26, 2025; Jan. 2, 2026
25-02663P

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. 2025CA001375CAAXES
Trust Bank,
Plaintiff, vs.
Harold J. Key, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2025CA001375CAAXES of
the Circuit Court of the SIXTH Judicial
Circuit, in and for Pasco County,
Florida, wherein Trust Bank is the
Plaintiff and Harold J. Key; Country
Walk Homeowners' Association, Inc.
a/k/a Country Walk Homeowner's
Association, Inc.; Heather C. Key are
the Defendants, that Nikki Alvarez-
Sowles, Pasco County Clerk of Court
will sell to the highest and best bidder
for cash at, www.pasco.realforeclose.
com, beginning at 11:00 AM on the 2nd
day of February, 2026, the following
described property as set forth in said
Final Judgment, to wit:

LOT 9, COUNTRY WALK SUB-
DIVISION, INCREMENT C,
PHASE 1, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 55,
PAGE(S) 30 THROUGH 35,
INCLUSIVE, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA.

FIRST INSERTION

TAX ID:
16-26-0030-00000-0090

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact 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 sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing im-
paired call 711. The court does not pro-
vide transportation and cannot accom-
modate for this service. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

Dated this 22 day of December, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
File # 25-F00964
Dec. 26, 2025; Jan. 2, 2026
25-02662P

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. 2023CA004192CAAXWS
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
DONALD G. GARY AND JILL M.
GARY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
dated August 08, 2025, and entered
in 2023CA004192CAAXWS of the
Circuit Court of the SIXTH Judicial
Circuit in and for Pasco County, Florida,
wherein FREEDOM MORTGAGE
CORPORATION is the Plaintiff and
DONALD G. GARY; JILL M. GARY;
REGIONS BANK; AUTUMN OAKS
HOMEOWNERS' ASSOCIATION,
INC. are the Defendant(s). Nikki
Alvarez-Sowles, Esq. as the Clerk of
the Circuit Court will sell to the highest
and best bidder for cash at www.
pasco.realforeclose.com, at 11:00 AM,
on January 13, 2026, the following
described property as set forth in said
Final Judgment, to wit:

LOT 10, AUTUMN OAKS UNIT
TWO, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 27,
PAGE(S) 33, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.
Property Address: 18502 WIND-
ING OAKS BLVD, HUDSON, FL
34667

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim in accor-

FIRST INSERTION

dance with Florida Statutes, Section
45.031.

IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability 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 im-
paired. 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 ac-
commodate such requests. Persons with
disabilities needing transportation to
court should contact their local public
transportation providers for informa-
tion regarding transportation services.

Dated this 19 day of December, 2025.

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
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Boca Raton, FL 33487
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By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-140942 - RaO
Dec. 26, 2025; Jan. 2, 2026
25-02658P

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

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

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

Rarely do consumers specifically search online for public notices.

IV18237_V22

--- ESTATE ---

FIRST INSERTION	FIRST INSERTION	THIRD INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025CP001945CPAXWS IN RE: Estate of FRANKLIN JAMES VANAKEN, a/k/a FRANKLIN JAMES VAN AKEN, Deceased.</p> <p>The administration of the estate of FRANKLIN JAMES VANAKEN, a/k/a FRANKLIN JAMES VAN AKEN, 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 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 26, 2025.</p> <p>Personal Representative SARAH M. HEATH 4499 Meadowood Street Jackson, MI 49201</p> <p>Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02671P</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025CP002099CPAXWS IN RE: ESTATE OF BONNIE SUE MILLER, DECEASED.</p> <p>The administration of the estate of BONNIE SUE MILLER, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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 demand is made by a creditor as specified under s. 732.2211.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 26, 2025.</p> <p>Personal Representative: JOHN WILLIAM MALLORY Personal Representative c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A. 5858 Central Avenue St. Petersburg, Florida 33707</p> <p>Attorney for Personal Representative: C. Hunter Rawls BATTAGLIA, ROSS, DICUS & MCQUAID, P.A. 5858 Central Avenue St. Petersburg, FL 33701 (727) 381-2300 FBN: 59432 Primary Email: hrawl@brdwlw.com Secondary Email: mflah@brdwlw.com Dec. 26, 2025; Jan. 2, 2026</p> <p>25-02679P</p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001956CAAXES AMUR EQUIPMENT FINANCE, INC. a Nebraska corporation, Plaintiff, vs. TERRELL LAVELL TURNLEY, Defendant. TO: TERRELL LAVELL TURNLEY, 2940 Willowleaf Lane, Wesley Chapel, Florida 33544.</p> <p>YOU ARE NOTIFIED that an action for Breach of Guaranty has been filed against you in Pasco County, Florida for the amount of \$121,632.68, plus interest accruing at the contract rate of 18% per annum from April 1, 2024.</p> <p>A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before JANUARY 12TH 2026, and ile 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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Pasco County Business Observer.</p> <p>If you are a person with a disability who needs any accommodation in order</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 51-2025-CP-001760-WS IN RE: ESTATE OF DENNIS MICHAEL PLOCHARSKI Deceased.</p> <p>The administration of the estate of Dennis Michael Plocharski, deceased, whose date of death was July 8, 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 representatives attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedents 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.</p> <p>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</p>

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:
Gregory Plocharski
512 Chesnut Street
Apt No A
Glendora, New Jersey 08029

Attorney for Personal Representative:
Russell G. Marlowe, Esq.
Attorney
Florida Bar Number: 748889
Russell G. Marlowe PA
8520 Government Drive, Suite 2
New Port Richey, Florida 34654
Telephone: (727) 847-0055
Fax: (727) 815-0044
E-Mail: service@russmarlowe.com
Dec. 26, 2025; Jan. 2, 2026

25-02680P

THIRD INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 25-DR-005179 Division: F JACOB MANNING, Petitioner, and CLAUDIA EDITH MEJIA QUINONEZ, Respondent, TO: CLAUDIA EDITH MEJIA QUINONEZ Last known residence: 13933 Nesbit Court, Hudson, FL 34669</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JACOB MANNING, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, Janaury 19, 2026, and file the original with the clerk of this Court at: 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: N/A</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request. This Notice will be published in the Business Observer, Pasco County, FL.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: December 15, 2025 CLERK OF THE CIRCUIT COURT Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Beverly Bray Dec. 19, 26, 2025; Jan. 2, 9, 2026</p> <p>25-02627P</p>
SECOND INSERTION
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 25-DR-005179 Division: F JACOB MANNING, Petitioner, and CLAUDIA EDITH MEJIA QUINONEZ, Respondent, TO: CLAUDIA EDITH MEJIA QUINONEZ Last known residence: 13933 Nesbit Court, Hudson, FL 34669</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JACOB MANNING, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, Janaury 19, 2026, and file the original with the clerk of this Court at: 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: N/A</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's Office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 12-3-2025 CLERK OF THE CIRCUIT COURT SEAL By: Rita Meyer Deputy Clerk Dec. 12, 19, 26, 2025; Jan. 2, 2026</p> <p>25-02583P</p>
THIRD INSERTION
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025DR004598DRAXES Noelia Lang Petitioner, and Carlos Quijano Millan Respondent, TO: Carlos Quijano Millan 11535 White Cottage Dr Tampa FL 33625</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to this action on Noelia Lang, whose address is 1981 Lake Waters Pl Lutz FL 33558 on or before 1-12-2026, and file the original with the clerk of this Court located at 38053 Live Oak Ave. Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition</p> <p>The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county In Florida where the property Is located}</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's Office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: 12-3-2025 CLERK OF THE CIRCUIT COURT SEAL By: Rita Meyer Deputy Clerk Dec. 12, 19, 26, 2025; Jan. 2, 2026</p> <p>25-02583P</p>



SAVE TIME

Email your Legal Notice

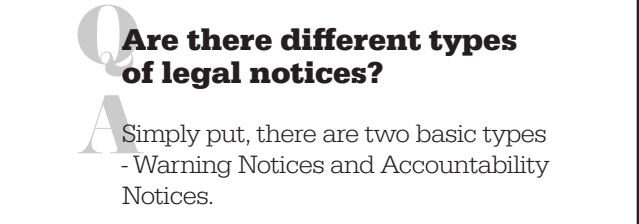
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication



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.

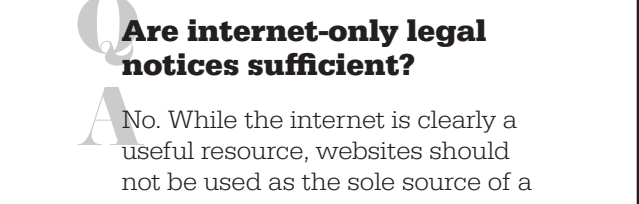


Are there different types of legal notices?

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.

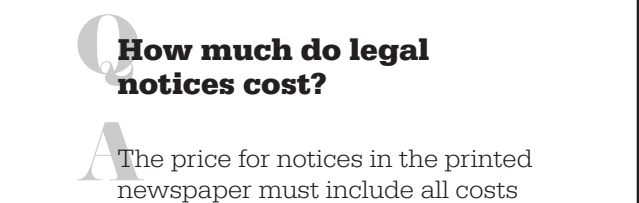


Are internet-only legal notices sufficient?

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

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- 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

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

or email **legal@businessobserverfl.com**