

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

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.

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.

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.

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.

Asturia Community Development District

Brian Young, District Manager

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, 2026

26-00002P

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, 2026

26-00004P

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, 2026

26-00005P

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@kutakrock.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, 2026

26-00003P

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.

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.

Jason Greenwood, District Manager

Mirada Community Development District

January 2, 2026

26-00008P

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 byoung@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</

--- 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 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 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) at 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.mann@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

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.



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FIRST INSERTION

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 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 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) at 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

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 IB, 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 written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before FEBRUARY 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this 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, 2026 26-00023P

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 732.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDED'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, 2026 26-00020P

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, according 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 mobile 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 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 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 provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) of the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 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, 2026 26-00022P



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 fulfill 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

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

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

FIRST INSERTION

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

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

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-

diate upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this December 22, 2025

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Plaintiff Atty: Padgett Law Group

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

attorney@padgettlawgroup.com

TDD File No. 25-010158-1

Dec. 26, 2025; Jan. 2, 2026

25-02681P

FIRST INSERTION

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. 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.realestate.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 REDHAWK 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 THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN

ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

25-02664P

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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Michael C. Caborn, Esquire, Winderweedle, 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 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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 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

25-02683P

FIRST INSERTION

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.: 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 WORMAN A/K/A TIFFANY C. WORMAN; JERRY DEWAYNE WORMAN A/K/A JERRY D. WORMAN; BRENDA M. WORMAN A/K/A BRENDA YOUNG WORMAN; UNKNOWN TENANT #1 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.: 2024CA001385CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein CROSSCOUNTRY 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 WORMAN A/K/A TIFFANY C. WORMAN; JERRY DEWAYNE WORMAN A/K/A JERRY D. WORMAN; BRENDA M. WORMAN A/K/A BRENDA YOUNG WORMAN; 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.realestate.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 4201 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 Dec. 26, 2025; Jan. 2, 2026

25-02652P

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
Dec. 26, 2025; Jan. 2, 2026

25-02652P

ning.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it 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
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd.,
Suite A
Dunedin, FL 34698
(727) 738-1100
Dec. 26, 2025; Jan. 2, 2026

25-02665P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2025CA003054CAAXWS REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs. CHRISTOPHER A. JONES, et al. Defendants.

Plaintiff(s) 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 §49.09(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.

Dated 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

25-02667P

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-000590 WS
DIVISION: J3/J7**

**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.**

**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.
Defendant(s).**

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, Liens, 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:

LOT 393, REGENCY PARK,
UNIT 1 ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK

25-02661P

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. 2025CA001966CAAXES
LOANDEPOT.COM, LLC,
Plaintiff, vs.**

**KRANTHI BANDARI; VANIMA
BANDARI; MONROE MEADOWS
HOMEOWNER'S ASSOCIATION
OF PASCO COUNTY, INC.;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)**

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:

LOT 83 OF MONROE MEAD-
OWS, ACCORDING TO THE
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 86, PAGE(S)

25-02654P

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
CASE NO.: 2025-CA-003642
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.**

**DERRICK C. KELSO, et al.,
Defendants.**

TO: Derrick C. Kelso
3427 Pinon Drive
Holiday, FL 34691
Derrick C. Kelso
3052 Stillwater Dr.
Kissimmee, FL 34743
Derrick C. Kelso
1270 Rogers St.
Clearwater, FL 33756
Unknown Spouse of Derrick C. Kelso
3427 Pinon Drive
Holiday FL 34691
Unknown Spouse of Derrick C. Kelso
3052 Stillwater Dr.
Kissimmee, FL 34743
Unknown Spouse of Derrick C. Kelso
1270 Rogers St.
Clearwater, FL 33756

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-

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

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.

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

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-

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. 2025CA000103CAAXWS
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.**

**CINDY YAMILETH MALDONADO,
et al.**

Defendant(s).

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:

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.

Property Address: 12832 MOUNTAIN RD, NEW PORT RICHEY, FL 34654

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.

**ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC**

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

24-231340 - NAP

Dec. 26, 2025; Jan. 2, 2026

25-02659P

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. 2025CA000491CAAXWS
WINTRUST MORTGAGE, A
DIVISION OF BARRINGTON
BANK & TRUST COMPANY, N.A.,
Plaintiff, vs.**

NICHOLAS HAMER, et al.

Defendant(s).

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:

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.

Property Address: 4743 DRIFT
TIDE DRIVE, 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 19 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
23-137650 - MiM
Dec. 26, 2025; Jan. 2, 2026
25-02657P

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. 2025CA001112CAAXWS
DATA MORTGAGE INC., DBA
ESSEX MORTGAGE,
Plaintiff, vs.**

**BRITTANY WILSON; NICHOLAS
FOSKEY; UNKNOWN PERSON(S)
IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 19, 2025 and entered in Case No. 2025CA001112CAAXWS, 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 AM, on January 14, 2026, the following described property as set forth in said Final Judgment, to wit:

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 RE-

SUBDIVISION OF BLOCKS

1, 2, AND 5 LAKE GENEVA
HOMESITES AS ORIGINALLY

RECORDED IN PLAT BOOK

5, PAGE 136, OF THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA

TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK

17, PAGES 64-68 OF THE PUBLIC
RECORDS OF PASCO COUNTY, FLORIDA

GENERAL JURISDICTION
DIVISION

**Case No. 2025CA003776CAAXWS
Truist Bank
Plaintiff, vs.**

**The Unknown Heirs, Devisees,
Grantees, Assignees, Liens,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Anthony Pecora, Deceased; et al
Defendants.**

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Liens, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against

the Estate of Anthony Pecora, Deceased

Last Known Address: Unknown

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Liens, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against

the Estate of Anthony Pecora, Deceased

Last Known Address: Unknown

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Liens, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against

the Estate of Anthony Pecora, Deceased

Last Known Address: Unknown

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Liens, Creditors,

Trustees, and all other parties claiming

--- 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-CCRE16,
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-000520, STYLED AS WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCRE16, 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 JUDGMENT 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.reaforeclose.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, courtesy and rights of courtesy, 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, GRANTEEES, 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, GRANTEEES, 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.reaforeclose.com, at 11:00 AM, 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,

25-02660P

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, GRANTEEES, 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; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 4, 2025 and entered in Case No. 2025CA001570CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,

BENEFICIARIES, GRANTEEES, 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; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 4, 2025 and entered in Case No. 2025CA001570CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,

BENEFICIARIES, GRANTEEES, 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; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 4, 2025 and entered in Case No. 2025CA001570CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,

BENEFICIARIES, GRANTEEES, 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;

--- ACTION / SALES / ESTATE ---

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 Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on the 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 written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 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 Ellyn 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 representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 732.2211 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:

courtscrive@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. 2025-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 representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 732.2211 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:

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
File No: 2025-CP-001821
IN RE: ESTATE OF
ANASTASIA KAPONIKOLAS
a/k/a TASIA KAPONIKOLAS
Deceased.

The administration of the Estate of Anastasia 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 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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,

ASSEES, LIEGORS,

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 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 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 Rec-

ords of Pasco County, Florida.

Property Address: 7213 JASMIN

DR, NEW PORT RICHEY, FL

34652

ANY PERSON CLAIMING AN

INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE TEH

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 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 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.: 25-01168

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

Truist 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 Truist 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 RECORDED IN PLAT BOOK 55, PAGE(S) 30 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FIRST INSERTION

--- ESTATE ---

FIRST INSERTION

FIRST INSERTION

THIRD INSERTION

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.

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.

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

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

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

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

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

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

Personal Representative

SARAH M. HEATH

4499 Meadowood Street

Jackson, MI 49201

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

25-02671P

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.

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.

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

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

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

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

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

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

Personal Representative:

JOHN WILLIAM MALLORY

Personal Representative

c/o BATTAGLIA, ROSS, DICUS,

MCQUAID, P.A.

5858 Central Avenue

St. Petersburg, Florida 33707

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@brdwlaw.com

Secondary Email:

mflah@brdwlaw.com

Dec. 26, 2025; Jan. 2, 2026

25-02679P

FIRST INSERTION

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.

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.

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.

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

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

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

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

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

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

Personal Representative:

Gregory Plocharski

512 Chestnut 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

--- ESTATE ---

THIRD INSERTION

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.

YOU ARE NOTIFIED that an action for Breach of Warranty 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.

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,

and 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.

WITNESS my hand and the seal of Court in Pasco County, Florida on this December 5, 2025.

Nikki Alvarez-Sowles

Clerk of Court, Pasco County, Florida

(SEAL) By: Haley Joyner

Deputy Clerk

Attorney for Plaintiff:

Anthony J. Aragona, III

Anthony J. Aragona III, P.A.

1036 Grove Park Cir.

Boynton Beach, FL 33436

Telephone: (561) 649-1790

Email: anthony.aragona@att.net

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-02582P

SECOND INSERTION
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

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. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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}

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.

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.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: December 15, 2025
CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

(SEAL) Deputy Clerk: Beverly Bray

Dec. 12, 19, 26, 2025; Jan. 2, 9, 2026

25-02627P

THIRD INSERTION
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

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. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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