

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to; household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432	
Time: 09:15 AM	
Sale to be held at www.storagetreasures.com.	
1140 - Rowles, Lori; 1202 - Fowler, Rachel; 1232 - Harris, Terrence; 1257 - Platt, David; 2116 - Gonzalez, Jose Rafael; 2146 - Gizzi, Bill; 2152 - Barnes, Austin; 2210 - Corbett, John; 2218 - Honecker, Tina; 2246 - Dey, Michael; 2248 - Dey, Michael; 2254 - Moore, Lashelle; 2255 - Pruitt, Robert; 2257 - Mayo, Taylor; 3129 - Stampoulis, Patricia; 3147 - Schloss, Roxanne; 3235 - Stout, Stephanie; 3240 - Tello Stanley Insurance LLC Tello, James; 3257 - Kincaid, Morgan; 3333 - Marhafer, Rhiannon; 6000 - Rodriguez, Luis; 6003 - Bias, Ronald; 7007 - Tanzola, Andrew; 7026 - Davis, Daniel; 7039 - clark, Patricia	
PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376	
Time: 10:00 AM	
Sale to be held at www.storagetreasures.com.	
01018 - Grassi, Deanna; 01038 - Price, Peter; 01074 - Washington, George; 01129 - Mcfarlane, Shashala; 02004 - Ramos, Alyssa; 02012 - Kennedy, Kendra; 02022 - Glover, Christa; 02049 - Marie, Tatiana; 02054 - Velazquez, Victor; 02124 - Young, Elizabeth; 03111 - mecall, Erica; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03151 - Young, Brett; 03167 - Canizalez, Milton; 03169 - Kennedy, Charles; 04011 - Ramos, Amaya; 04041 - Baez, Alberto; 04119 - Kimball, Vanessa; 04126 - Hemmings, Demi; 04127 - Daye, Raven; 04139 - Williams, Olivia; 04201 - Lewis, Mercedes	
PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632	
Time: 10:15 AM	
Sale to be held at www.storagetreasures.com.	
037 - Collins, Maureen; 046 - Nutting, Joi; 062 - Boyd, Rachel; 082 - Kendall, Christa; 118 - Gould, Melody; 204 - drake, Joseph; 208 - Express Expediting Solutions Gomez, Jeremy; 267 - Curney, Broderick; 270 - Moore, Jeremy; 275 - Garcia, Leopoldo; 281 - Antonio-Weldon, Tracey; 307 - Rivera, Jonathan; 322 - Knox, Angela	
PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578	
Time: 10:45 AM	
Sale to be held at www.storagetreasures.com.	
11068 - Louis, Hugues; 11177 - Bates, Jennifer; 11180 - Wallace, Christine; 11182 - DANIELE, DONIMIC; 11273 - Everson, Emily; 11276 - Aponte, James; 11292 - Adolph, Elizabeth; 12037 - novis levine, marcie; 12041 - Nelson, Mary; 12060 - Rosado, Amanda; 12069 - Odum, Jessalyn; 12095 - Smith, Dylan; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12165 - noblitt, Crystal; 12169 - Hess, Melinda; 12199 - In Motion Technology Services LLC Andersen, Nick; 12202 - Giglio, Justina; 12230 - Woods, Shana N; 12268 - Taylor, Jayden; 12285 - Coppola, Jill; 12291 - Watts, Alejandro; 13006 - Condrich, Michele; 13015 - Gilbert, Savannah; 13018 - Cervantez, Nancy; 13068 - adams, jay; 13080 - Carver, April; 13087 - Ryder, Mark; 13104 - Sirmons, Charya; 13112 - Gillespy, Steven; 13121 - jackson, toby; 13136 - Rodney, Justina; 13162 - Ramos, Yvette; 13173 - Rodriguez, Alex; 13179 - Vitale, Joseph; 13206 - Bushard, Sarah; 13217 - Gutierrez, Angela; 13250 - Hunsinger, Melanie; 13294 - Coppola, Jill; B108 - vargas, yanessa; B126 - Galloway, Melinda; B144 - Dayton, Rachel; B156 - Kilgore, Destyni; B167 - Vertefeuille, Paulette; B168 - Szpak, Sally; B174 - Reale, Michael A; B202 - marino, marianne; B231 - kelly, Kaily; B250 - Granberg, Corinne; C102 - Green, Raneshhea; C104 - McKinnon, Kendra; C157 - Batovsky, John; C236 - Ross, Devina; C255 - Evans, Ronald; C260 - HURD, CLIFFORD; C310 - Raymo, Atreyu; C369 - Conklin, Randy; C380 - Nahlik, Sunshine; D106 - Cowley, Franklin J; D128 - REYNOLDS, PATRICK; D145 - Leathers, Dana; D208 - Stoltzenberg, Emily; D332 - Hall, Emanuel; P139 - goad, anthony	
PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392	
Time: 11:30 AM	
Sale to be held at www.storagetreasures.com.	
1204 - Riccardi-Sirico, D'Anna; 1333 - Hyde, Faith; 1356 - Barnes, Abigail; 1441 - Harrigan, Tim; 1520 - Bauer, Polly Ann; 1718 - Journey Psychiatry & Behavioral Health Brady, Robert; 1922 - Journey Psychiatry & Behavioral Health Brady, Robert; 1933 - Santiago, Samantha; 2303 - Riley, Jamie	
PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429	
Time: 11:45 AM	
Sale to be held at www.storagetreasures.com.	
A0042 - Rivera, Santos; A0051 - III, Ronald L Fiske; A0058 - Sims, Shanta; A0069 - sims, Rodney; B0002 - Chapman, Michael; D0006 - Galdamez, Chantae; E1104 - Marcum, Diane; E1131 - Hackett, Evelyn; E1143 - Huff, Moriah; E1168 - Whipkey, Heather; E1178 - Adams, Angela; E1191 - Dey, Michael; E1192 - Dey, Mary; E1204 - Durham, Barry; E1238 - Gemalsky, Eonna; E2203 - Victory, Stephanie; E2245 - Bermudez, Angelica; E2247 - Johnston, Brianna; E2290 - Karakaris, Marie; E2326 - Young, Kristins	
PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059	
Time: 12:00 PM	
Sale to be held at www.storagetreasures.com.	
0A102 - amory, Robin; 0A134 - Taylor, Danielle; 0A148 - Grace, Iemari; 0A164 - Richards, Dory; 0A203 - Horton, Sarah; 0A204 - Gaither, Edward; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0A231 - Fausto, Edward; 0A246 - Evans, Andrew; 0B001 - Popovich, George; 0B008 - Shackett, Sarah; 0B025 - UPS Kaminsky, Danna; 0B027 - Rader, Brian; 0B031 - diesing, Ashley; 0B039 - Megovern, Brittney; 0B056 - Berrios, David; 0B107 - Dovi, Lupe; 0B118 - Gary, Lauryn; 0C015 - valenzano, Angela; 0C049 - Hulglin, Justin; 0D001 - Popovich, George; 0D013 - Musser, Michael; 0D016 - Hooker, Tammy; 0E001A - Horton, Sarah; 0E020 - Fields, Michael; 0E029 - Holbrook, Danelle; 0E047 - DeFranco, Jordyn; 0E058 - santiago, Michael; 0E109 - Gill, Denise; 0E111 - Rayan, Okha; 0E115 - Knox, Tracy; 0E145 - Bryan, Justin; 0E152 - smith, Tammy; 0E164 - Rivera, Michèle; 0E241 - Richards, Dory; 0E243 - Menech, Nicole	
PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911	
Time: 12:15 PM	
Sale to be held at www.storagetreasures.com.	
047 - waters, Brittane; 048 - Willis, Louellen; 055 - Fuller, Rosalyn; 101 - Kalland, Jordan; 112 - Parker, Julie; 125 - Anderson, Lamont; 140 - Hartnett, Sara; 167 - seratt, Zane; 183 - Otero, Pedro; 208 - Blunt, Christa; 211 - cain, Bruce; 225 - Johnson, Alexis; 243 - Harvey, Brandon; 270 - brewer, John; 310 - Shaf fer, Cathy; 322 - Langlais, Christopher; 376B - Willis, Duncan; 385 - Bryant, Carmen; 439 - Pasker, Alysa; 452 - Moorehead, Susan; 481 - Scydick, Terry; 489 - Soufyani, Rhonda; 490 - traceys loving care llc hendrix, tracey; 504 - Bozarth, Lelia; 547 - Walker, Alexandra; 561 - Limbert, Patrick; 594 - Bass, Glynis	
PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059	
Time: 12:30 PM	
Sale to be held at www.storagetreasures.com.	
1004 - Bacon, Joseph; 1031 - Kimberly, Hicks; 1047 - Corazza, Paul; 1048 - Brown, Dawn; 1070 - Bushway, Duane; 1090 - Layson, Heather; 1105 - Cobb, Cameron; 1127 - Champer, Christian; 1146 - ely, Alyssa; 1168 - Seeland, Sara; 1181 - Hicks, Ashley; 2026 - Young, Baylee; 2045 - O'Reilly, Patrick; 2046 - Fuller, Kirsten; 2049 - Moore, Morgan; 2053 - Riggs, Jordan; 2071 - Russo, Gina; 2077 - McClellan, Carlette; 2105 - Zalneraitis, Melinda; 2112 - Santiago, Luis; 2133 - Velez, Yasmin; 2149 - TOPALIDES, MARIA; 2191 - Manriquez, Esperanza; 2198 - kallergis, Hailey; 2215 - rice, Samantha; 2223 - Collins, Derrick; 2225 - Cancel, Yazmin K; 2228 - Gorr, Stacy; 2248 - villanueva, Nicole; 2261 - Smith, Dana; 2277 - Thomas, Charles; 2280 - Bonilla, Judith; 3016 - Rains, Dawn; 3028 - Gallegos, Vanessa; 3030 - Barber, Shawn; 3034 - jones, Karen; 3051 - fort, Amy; 3069 - Reetz, Jef fery; 3105 - Andersonn, Jaylynn; 3122 - kimball, keith; 3163 - TOPALIDES, MARIA; 3184 - Brennan, Amanda; 3294 - Crossman, Greg; 3299 - Swenton, Chris; RV04 - Hart, Joshua; RV41 - Woody, Michael	
PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964	
Time: 12:45 PM	
Sale to be held at www.storagetreasures.com.	
1010 - Parry, Max; 1030 - scott, Michael; 1082 - Hilton JR, Boakai; 1113 - Aikens, Jeremy; 1116 - Peynado, Ann; 1133 - Torres, Stephanie; 2027 - Johns, Kendra; 2050 - Yawger, Naja; 2060 - Webster, Stephanie; 2108 - Sullivan, Kaylee; 2115 - Garcia, Russell; 2116 - Rein, Carol; 2118 - Brink, Shannon; 2217 - Feeley, Cindy; 2243 - Keister, John; 3031 - Devine, Kelly; 3033 - Jasmin, Rebecca; 3078 - Dennard, Belinda; 3091 - Gordon, Nicole; 3199 - Lowe, Eric; 3217 - Melton, Narjhara; 4000 - Cromer, Tom; 4040 - Collins, Pamela	
PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245	
Time: 01:30 PM	
Sale to be held at www.storagetreasures.com.	
B009 - Bologna, April; E004 - Gallo, Brandi	
PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254	
Time: 01:45 PM	
Sale to be held at www.storagetreasures.com.	
0128 - Green, Ashley; 0204 - carter, Kelly; 0206 - Miranda, Nevaeh; 0231 - PETERSON, JULIE ELLEN; 0248 - Miller, Kimberly; 0301 - Goins, Thomas; 0506 - Brown, Brandon; 0508 - Almonte, Catherine; 0512 - Miller, Kimberly; 1012 - Petruzzo, Michael; 2069 - Rains, Shyann; A103 - Lanier, Dustin	
PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041	
Time: 02:00 PM	
Sale to be held at www.storagetreasures.com.	
0509 - Sterling, Latavia; 0514 - Hopper, Jason; 0608 - Brower, Jennifer; 1209 - Perez, Jose; 1509 - Fabricant, Patricia; 1558 - pollice, george; 1714 - Hart, Rebecca; 1906 - Radwan, Crystal; 2324 - Derkowski, Stephen	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.	
January 9, 16, 2026	26-00025P

FIRST INSERTION	
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 46.04 acres known as Wiregrass S4 Collector Road. The project is located in Pasco County, Section(s) 20,21, Township 26 South, Range 20 East. The permit applicant is Maggie Pond, LLC whose address is 3717 Turman Loop, Suite 102 Wesley Chapel, FL 33544. The Permit No. is 43027030.246.	
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.	
NOTICE OF RIGHTS	
Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.	
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.	
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.	
January 9, 2026	26-00027P

FIRST INSERTION	
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	
Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 66.92 acres known as Wiregrass S4 Parcel A. The project is located in Pasco County, Section(s) 20, Township 26 South, Range 20 East. The permit applicant is Maggie Pond, LLC whose address is 3717 Turman Loop, Suite 102 Wesley Chapel, FL 33544. The Permit No. is 43027030.249.	
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.	
NOTICE OF RIGHTS	
Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.	
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.	
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.	
January 9, 2026	26-00028P

FIRST INSERTION	
NOTICE OF BOARD MEETING AND CLOSED SESSION OF THE BOARD OF SUPERVISORS OF UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT	
A regular meeting of the Board of Supervisors (the “Board”) of the Union Park East Community Development District (“District”) will be held on Wednesday, January 22, 2025, at 6:30 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746; Phone: (813) 565-4663 (“District Manager's Office”).	
In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.	
The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.	
At the meeting, staff or Board members 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 three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 9, 2026	26-00032P

FICTITIOUS NAME NOTICE	FICTITIOUS NAME NOTICE
Notice is hereby given that joseph anthony jablon, owner, desiring to engage in business under the fictitious name of Just right Drafting Design located at 11550 Baywoodmeadows drive apt5, new port richy, Florida 34654 intends to register the said name in Pasco county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	Notice is hereby given that Suncoast Disaster Recovery & Land Services LLC, desiring to engage in business under the fictitious name Suncoast Land Services,located at 12829 Pecan Tree Drive, Hudson, FL 34669 , intends to register said name in Pasco County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
January 9, 2026	26-00038P

FIRST INSERTION	
THE GROVES COMMUNITY DEVELOPMENT DISTRICT Notice of Workshop	
The Board of Supervisors of The Groves Community Development District will hold a workshop on Tuesday, January 27, 2026 at 10:00 a.m. at The Groves Civic Center located at 7924 Melogold Circle, Land O' Lakes, Florida, 34637. The purpose of the workshop is to discuss Capital Projects and improvements for the Community and any other business which may properly come before the Board.	
The workshop 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 may be obtained by contacting the District Manager's Office during regular business hours at 2005 Pan Am Circle, Suite 300, Tampa FL 33607, or at 656-223-7658, or by accessing the District's website at https://www.thegrovescdd.org/.	
There may be occasions when one or more Supervisors will participate by telephone. The workshop may be continued to a date, time, and place approved by the Board on the record at the workshop without additional publication of notice.	
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7- 1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop is advised that 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.	
Wendi McAnn District Manager	
January 9, 2026	26-00031P

FIRST INSERTION	
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of the Del Webb Bexley Community Development District (“District”) will hold a regular meeting of the Board on January 21, 2026 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.	
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 such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.	
Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid 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 such 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.	
Lynn Hayes District Manager	
January 9, 2026	26-00029P

--- PUBLIC SALES ---

FIRST INSERTION

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

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, January 20, 2026, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

Richard McGrath, District Manager
Governmental Management Services - Tampa, LLC
January 9, 2026 26-00030P

FIRST INSERTION	FIRST INSERTION												
NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the BusinessProfessionals Code, a sale will be held on January 27, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line January 16,2026, at 6:00am and ending January 27, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.	NOTICE Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Team Hinty located at 29540 Blackwolf Run Loop in the City of San Antonio, Pasco, FL 33576 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of January, 2026 Donelle Hintermeister January 9, 2026 26-00035P												
<table><tr><td>Name</td><td>Unit</td></tr><tr><td>Jennifer Hess</td><td>1407</td></tr><tr><td>Michael McDonnell</td><td>1106</td></tr><tr><td>Robert J. Smith</td><td>1018</td></tr><tr><td>Lacie A. Synder</td><td>1402</td></tr><tr><td>January 9, 16, 2026</td><td>26-00059P</td></tr></table>	Name	Unit	Jennifer Hess	1407	Michael McDonnell	1106	Robert J. Smith	1018	Lacie A. Synder	1402	January 9, 16, 2026	26-00059P	
Name	Unit												
Jennifer Hess	1407												
Michael McDonnell	1106												
Robert J. Smith	1018												
Lacie A. Synder	1402												
January 9, 16, 2026	26-00059P												

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE The following personal property of: Barbara June Fisher Auvil Barbara June Fisher Auvil, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Barbara June Fisher Auvil wilson January 22, 2026, at 9:30 a.m., at 12645 Morning Drive, Lot 43, Dade City, FL, Pasco County, Florida 33525 , inMorningside RV Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1998 Skyline SBL1214CT Serial No.: 6G61-0937-K HUD No.: FL-636375 And All Other Personal Property Therein January 9, 16, 2026 26-00060P	

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 for the following vehicle on 01/23/2026 at 8:30 AM at 33182 Prospect Rd., Dade City, FL 33525. Said landlord reserves the right to accept or reject any and all bids. 2022 REWA VIN#W09RF2JC3NLR38448 by Next Ride Motorsports, Next Ride Motorsports Attn: Reginald Bobo, Member and James Roy Edwards II 2022 SLNG VIN#57XAAFHB4N8153376 by Michael G. Bobo and Jad Mendoun January 9, 16, 2026 26-00026P	

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS RE: DANIEL ARTHUR DOUGHTY, Deceased. TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT The above-named Decedent, established a Living Trust, entitled D.A.D. LIVING TRUST, dated MAY 21, 2025 The name(s) and address(es) of the Trustee(s) is/are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is January 9, 2026. RACHAE E. DOUGHTY, Trustee 14109 Feed Park San Antonio, TX 78252 210-204-8155 January 9, 16, 2026 26-00052P	

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP002095 IN RE: ESTATE OF JASMINE O. JEMERIGBE DECEASED.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001499 IN RE: ESTATE OF LARRY JAMES DENSMORE, Deceased.

The administration of the estate of JASMINE O. JEMERIGBE, 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.

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 January 9, 2026.

Personal Representative:
SAMUEL JEMERIGBE
5531 Grindstone Loop
Wesley Chapel, FL 33544
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
E-mail Address:
trwalsen@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101,
Boca Raton, FL 33487
Telephone: (561) 210-5500
January 9, 16, 2026 26-00048P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION REF NO. 512025CP001801CPAXES IN RE: Estate of ALVIN LEROY CHAPIN A/K/A ALVIN L. CHAPIN, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001499 IN RE: ESTATE OF LARRY JAMES DENSMORE, Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is PASCO County Courthouse, West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is January 9, 2026.

Personal Representative:
CHERRY GEISLER
11261 53rd Ave. N.
St. Petersburg, FL 33708
Attorney for Personol Representative:
TERRY J. DEEB
DEEB ELDER LAW, P.A.
6699 - 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800; Fx: #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicedck@deebelderlaw.com
E-Mail: servicecjj@deebelderlaw.com
Florida Bar Number: #997791
January 9, 16, 2026 26-00050P

--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001499 IN RE: ESTATE OF LARRY JAMES DENSMORE, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001948CPAXES IN RE: ESTATE OF DONNA MAE BIRCH Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: January 9, 2026.

ALETHA MASLOW
Personal Representative
8546 Broadview Road
Broadview Heights, OH 44147
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
January 9, 16, 2026 26-00051P

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-000671 TRIAD FINANCIAL SERVICES, INC., Plaintiff, vs. RAMON NEGRON, MARELIN NEGRON, GRANDVIEW FARMS Ocala LLC, UNKNOWN PARTY IN POSSESSION, Defendant(s). NOTICE IS HEREBY GIVEN, pursuant to the FINAL JUDGMENT OF FORECLOSURE entered in favor of Plaintiff in this cause on January 4, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court & Comptroller, will sell the property situated in Pasco County, Florida described as:	Parcel ID No.: 01-24-18-0060-00000-0442 and commonly known as 21116 Pribil Ave., Spring Hill, FL 34610, at public sale to the highest and best bidder for cash on January 21, 2026 at 11:00 AM, in accordance with Chapter 45, Florida Statutes, by electronic sale beginning at 11:00 AM on the prescribed date at https://pasco.realforeclose.com/.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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 5th day of January, 2026.
/s/ Monika E. Siwiec
Monika E. Siwiec
Florida Bar No.: 92050
service@gibsonlawfirm.com
service@gibsonlawfirm.com
THE GIBSON LAW FIRM, P.A.
4720 Salisbury Road, 247-04
Business Observer
Jacksonville, FL 32256
Telephone: 561-501-7858
January 9, 16, 2026 26-00042P

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 52-2025-CP-001905-CPAXWS Division Probate IN RE: ESTATE OF FADI E. YOUNES Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 52-2025-CP-001905-CPAXWS Division Probate IN RE: ESTATE OF FADI E. YOUNES Deceased.

The administration of the estate of Fadi E. Younes, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
Fatiha Ben Siraj Younes
13448 Pimberton Dr.
Hudson, Florida 34669
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA;
12300 US Hwy 19
Hudson, FL 34667
phone:(727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
January 9, 16, 2026 26-00049P

FIRST INSERTION	FIRST INSERTION
NOTICE Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ClearPath Notary & Loan Signings located at 7898 Emerson Hill Cir in the City of Zephyrhills, Pasco, FL 33540 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of January, 2026 Kourtney Cheatum January 9, 2026 26-00039P	

FIRST INSERTION	FIRST INSERTION
NOTICE Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NovaComfort located at 5239 treig In FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of January, 2026 Alain Inza Nunez January 9, 2026 26-00034P	

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Koala Café located at, 3939 Land O' Lakes Boulevard, Suite B, Land O' Lakes, FL 34639, in the county of Pasco, in the city of Land O' Lakes, FL 34639, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated: January 1, 2026 3939 AROMA LLC c/o Sara Ghanadd 15429 North Florida Avenue Tampa, FL 33613 January 9, 2026 26-00033P	

--- 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-00520, 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.rcallforclose.com.

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

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

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

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

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

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

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

DATED THIS 17th day of December, 2025. Respectfully Submitted, WOODBURY LAW, P.A. Counsel for Plaintiff 9100 S. Dadeland Blvd., Suite 1702 Miami, Florida 33156 Telephone: (305) 670-9580 Facsimile: (305) 670-2170 By: /s/ Michael P. Woodbury Michael P. Woodbury (FBN 983690) January 9, 16, 2026 26-00041P

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY CASE NO. 2025CA002692CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. NYDIA L. CONCEPCION RODRIGUEZ A/K/A NYDIA CONCEPCION, et al., Defendant.

To the following Defendants: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CANDIDA M RODRIGUEZ VIERA A/ KIA CANDIDA RODRIGUEZ VIERA A/KIA CANDIDA M RODRIGUEZ A/KIA CANDIDA RODRIGUEZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS 5552 24th St., Zephyrhills, FL 33542 RAFAEL E. CONCEPCION 8706 104th St., Richmond Hill NY 11418 UNKNOWN SPOUSE OF RAFAEL E. CONCEPCION 8706 104th St., Richmond Hill NY 11418 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE NORTH 48 FEET OF LOT 17 AND THE SOUTH 7 FEET OF LOT 18, HAZEL HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Charles P. Guf-

ford, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before February 9, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 7th day of January, 2026.

NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) BY: /s/ Shakira Ramirez Pagan Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-12840FL January 9, 16, 2026 26-00063P

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.

2025CA003903CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAP A CITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2024-HB2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUIS A. DERISE A/K/A LOUIS DERISE, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN DERISE A/KIA SUSAN L. DERISE, DECEASED, 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 602, REGENCY PARK, UNIT FIVE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGES 50 AND 51,

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 02/09/2026 /(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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 7, 2026

NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Shakira Ramirez Pagan DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-047653 January 9, 16, 2026 26-00064P



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO
OPEN PROPOSALS
Landscape Maintenance Services
Pasco County, Florida

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

The Project Manual will be available beginning Monday, January 12, 2026, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624 until Monday January 19, 2026, at 12:00 p.m. (EST), 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 Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mrs. Amiee Brodeen can be reached by email at abrodeen@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Tuesday, January 13, 2025, at 2:00 p.m. (EST) at the Connerton Clubhouse, 21100 Fountain Garden Way, Land O’ Lakes, Florida 34638. The doors will close promptly at 2:00 p.m. (EST); anyone arriving after that time will not qualify as an attendee. 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 Rizzetta & Co., Inc. office at the West Linebaugh address stated above.

The District is a special-purpose unit of local government operating pursuant to 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. Further, the District reserves the right to cancel this bid or decide not to award a contract for any or no reason.

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, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. 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 Monday, March 02, 2026, at 4:00 p.m. (EST) at the Connerton Clubhouse, 21100 Fountain Garden Way, Land O’ Lakes, Florida 34638. 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 Amiee Brodeen at abrodeen@rizzetta.com, no later than Monday, January 26, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Wednesday, January 28, 2026.

A District meeting to open the proposals will be held at 10:00 a.m. (EST) on Monday, February 09, 2026, at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on Monday, February 09, 2026, at office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: Amiee Brodeen. 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) 933-5571 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, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Connerton West Community Development District
Mr. Darryl Adams, District Manager (darryla@rizzetta.com)
January 9, 2026

26-00044P

SUBSEQUENT INSERTIONS

--- ACTION / ESTATE ---

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2025CA003165CAAXES
**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.**
**KEVIN L. CRIM AND JULIE CRIM,
et. al**
Defendant(s),
TO: KEVIN L. CRIM,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being
foreclosed herein.

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

LOT 8, IN BLOCK 8, OF AB-
BOTT SQUARE PHASE 1B,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 89, PAGE 57, OF
THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
Congress Ave., Suite 100, Boca Raton,
Florida 33487 on or before FEBRU-
ARY 2ND, 2026 /(30 days from Date of
First Publication of this Notice) and file
the original with the clerk of this court
either before service on Plaintiff’s at-

torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition filed herein.

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

WITNESS my hand and the seal of
this Court at Pasco County, Florida, this
December 30, 2025

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Haley Joyner
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-328441
January 2, 9, 2026 26-00023P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP001921CPAXES
Division: Probate
IN RE: ESTATE OF
JAMIE L. PARKER
DECEASED.

The administration of the Estate of
Jamie L. Parker, deceased, whose date
of death was July 10, 2025, is pending
in the Circuit Court for Pasco County,
Florida, Probate Division, the address
of which is 7530 Little Road, New Port
Richey, FL 34654. The names and ad-
dresses of the Personal Representative
and the Personal Representative’s attor-
ney are set forth below.

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

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

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

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

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

The date of first publication of this
notice is January 2, 2026.

Personal Representative:
Rodger L. Parker
5601 17th Street
Zephyrhills, FL 3354
Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar Number: 1008259
Daniel Medina, B.C.S.
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
January 2, 9, 2026 26-00020P

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

**HILLSBOROUGH
COUNTY**
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

NEW
NEIGHBORS

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

WOULDN'T
YOU WANT TO
KNOW?

BE INFORMED

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

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

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Q&A

Are internet-only legal
notices sufficient?

A

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

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

Newspaper legal notices fulfills all of
those standards.

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