

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 - Gissi, 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, Rhian; 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 - mccall, Erica; 03123 - Schlechte, 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 - novia levine, marie; 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, Charla; 13112 - Gillespy, Steven; 13121 - Jackson, toby; 13136 - Rodney, Justina; 13162 - Ramos, Yvette; 13173 - Rodriguez, Alex; 13179 - Vitalte, 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 - Verte feuille, Paulette; B168 - Szpak, Sally; B174 - Reale, Michael A; B202 - marino, marianne; B231 - kelly, Kaily; B250 - Granberg, Corinne; C102 - Green, Raneshea; 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 - Stoltenberg, 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 - Huf f, 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 - McGovern, Brittney; 0B056 - Berrios, David; 0B107 - Dovi, Lupe; 0B118 - Gary, Laurn; 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, Michelle; 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, Brittanee; 048 - Willis, Louellen; 055 - Fuller, Rosalyn; 101 - Kalland, Jordan; 112 - Parker, Julie; 125 - Anderson, Lamont; 140 - Hartnett, Sara; 167 - serrat, 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 - Scydicke, Terry; 489 - Soufyani, Rhonda; 490 - traceys loving care llc hendirx, tracey; 504 - Bozarth, Lelia; 547 - Walker, Alexandra; 561 - Lambert, 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 - McdeLLan, Carlette; 2105 - Zalneraitis, Melinda; 2112 - Santiago, Luis; 2133 - Velez, Yasmine; 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 - Anderson, Jaylynn; 3122 - kimball, keith; 3163 - TOPALIDES, MARIA; 3184 - Brennan, Amanda; 3294 - Crossman, Greg; 3299 - Swenten, 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, Micheal; 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, Narjharra; 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, 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 within 14 days for an Environmental Resource Permit with Proprietary Authorization for the

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

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

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on 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.

Name Unit
Jennifer Hess 1407
Michael McDonnell 1106
Robert J. Smith 1018
Lacie A. Synder 1402
January 9, 16, 2026 26-00059P

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 will 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

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#57XAFFB4N8153376 by
Michael G. Bobo and Jad Mendoun
January 9, 16, 2026 26-00026P

FIRST INSERTION

NOTICE TO CREDITORS

RE: DANIEL ARTHUR DOUGHTY,
Deced.

TO: ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE NAMED DECEASED

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.

RACHEAL E. DOUGHTY, Trustee
14109 Feed Park
San Antonio, TX 78252
210-204-8155

January 9, 16, 2026 26-00052P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1-22-2026 at 11:00 a.m. the following vehicle may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vehicle for any recovery charges, storage, and administrative fees Tenant / Registered Owner Chantae Galdamez / BLACKLINE TRANSPORT LLC 2001 Ford VIN: 1FDWE35F71HA06371 Title: 0082426157 Sale to be held at ARIPEKA HOLDING COMPANY, INC owned by BLEAKLEY INVESTMENTS LP 10301 Hwy 52 Hudson FL 34669 vehicle may be released prior to the Sale. ARIPEKA HOLDING COMPANY, INC owned by BLEAKLEY INVESTMENTS LP reserves the right to accept/reject any or all bids

January 9, 16, 2026 26-00040P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1-22-2026 at 11:00 a.m. the following vehicle may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vehicle for any recovery charges, storage, and administrative fees Tenant / Registered Owner Chantae Galdamez / BLACKLINE TRANSPORT LLC 2001 Ford VIN: 1FDWE35F71HA06371 Title: 0082426157 Sale to be held at ARIPEKA HOLDING COMPANY, INC owned by BLEAKLEY INVESTMENTS LP 10301 Hwy 52 Hudson FL 34669 vehicle may be released prior to the Sale. ARIPEKA HOLDING COMPANY, INC owned by BLEAKLEY INVESTMENTS LP reserves the right to accept/reject any or all bids

January 9, 16, 2026 26-00040P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 27, 2026, for United Self Mini Storage - Tarpon 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.

Name Unit
Thomas Gaetano Geraci 26
Kalliopi Lempidakis 193
January 9, 16, 2026 26-00058P

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 27, 2026, for United Self Mini Storage - Tarpon 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.

Name Unit
Thomas Gaetano Geraci 26
Kalliopi Lempidakis 193
January 9, 16, 2026 26-00058P

PASCO COUNTY

--- ACTIONS / SALES ---

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.

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:

trwalser@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

NOTICE OF PUBLIC SALE

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 Hintermeier 26-00035P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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 4th day of January, 2026
NaVasSys LLC 26-00036P

FIRST INSERTION

NOTICE OF PUBLIC SALE

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 4th day of January, 2026
NaVasSys LLC 26-00036P

FIRST INSERTION

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Number 865.09

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Dated this 4th day of January, 2026
NaVasSys LLC 26-00036P

FIRST INSERTION

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Dated this 4th day of January, 2026
NaVasSys LLC 26-00036P

FIRST INSERTION

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NaVasSys LLC 26-00036P

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According to Florida Statute
Number 865.09

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA002753CAAXWS

CITY OF NEWPORT RICHEY,

Plaintiff, v.

EUELL HENSON, THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESEATIVES, DEVISEES, AND CREDITORS OF HELEN MACDOUGALL, ROBERT L.

TAYOR,

Defendant(s),

TO: JOAN REITERMAN

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 here.

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit:

Lots 73 and 74, TOWN AND COUNTRY VILLAS, as shown on plat as recorded in Plat Book 6, Page 9, of the Public Records of Pasco County, Florida.

Address: 5644 Leisure Lane, New Port Richey, FL 34652

Parcel Number:

08-26-16-0180-00000-0730

has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd

Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMANDED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE FEBRUARY 9TH, 2026

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

WITNESS my hand and the seal of this Court on January 6, 2026.

Nikki Alvarez-Sowles
CLERK OF THE CIRCUIT COURT
(SEAL)

Deputy Clerk: Haley Joyner

January 9, 16, 2026 26-00047P

FIRST INSERTION

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

CASE NO.: 2025-CA-001313

CLICK N' CLOSE, INC.,

Plaintiff, v.

JACOB ADAM RICHARDSON, et al.,

Defendants.

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on February 19, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 247, BROWN ACRES UNIT SEVEN, according to the map or plat thereof as recorded in Plat Book 11, Page 57, of the Public Records of Pasco County, Florida.

Property Address: 11205 Tyler Drive, Port Richey, FL 34668

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 6th day of January, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

January 9, 16, 2026 26-00046P

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION

CASE NO.: 2025CA000275CAAXWS

FREEDOM MORTGAGE

CORPORATION,

Plaintiff, vs.

DANIEL A. MARTELL; et al

Defendants.

TO: DANIEL MARTELL JR.; 27 LOWER GILMAN ST SAINT ALBANS, VT 05478

DYLAN MARTELL; 128 S MAIN ST, APT 1 SAINT ALBANS, VT 05478

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

LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 02/02/2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the relief demanded in the complaint or petition.

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 on 12/30/2025

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF THE CIRCUIT COURT

By: Julian Garcia

DEPUTY CLERK

SOKOLOF REMTULLA, LLP

1800 NW Corporate Blvd

Suite 302

Boca Raton FL 33431

Telephone: 561-507-5252

Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com

Counsel for Plaintiff

January 9, 16, 2026 26-00045P

FIRST INSERTION

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

CASE NO.: 2025-CA-2477

JMBA GROUP LLP

Plaintiffs, vs.

RICCA REAL ESTATE LLC, et al.

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on December 16, 2025 in the Circuit Court of Pasco County, Florida, with JMBA Group, LLP as the Plaintiff and Ricca Real Estate, LLC, Brian Ricca, Unknown Tenant # 1, and Unknown Tenant # 2 as Defendants.

Nikki Alvarez-Sowles, Esq. as the Clerk of Court will sell to the highest bidder for cash at www.pasco.realforeclose.com at 11:00am on February 17, 2026 the following described property as set forth in the Final Judgment, to wit:

Lot 389, Jasmine Lakes Unit 4-C, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 44, of the Public Records of Pasco County, Florida.

Physical address: 7603 Bougenville 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 lis pendens,

must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this: January 5, 2026

Submitted by:

/s/ Ivan Dimitrov Ivanov, Esq.

3310 W. Cypress Street,

Suite 206

Tampa FL 33607

Attorney for Plaintiff, RJMG Fund,

LLC

813-563-6646

January 9, 16, 2026 26-00062P

FIRST INSERTION

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

File No. 2025CP001643

IN RE: ESTATE OF JAMES ANDREW GILLNER

Deceased.

The administration of the Estate of JAMES ANDREW GILLNER, deceased, 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 file number is 2025CP001643. The name 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.

THE PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEASED'S DEATH BY THE DECEASED OR THE DECEASED'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. 732.221.

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

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

Personal Representative:

Dawn Rodriguez

Personal Representative

1325 Gulfview Drive

Titusville, Florida 32780

/s/ Gil Singletary, Esq.

Attorney for Personal Representative:

Gil Singletary

St. Petersburg, Florida 33733

Attorney for Personal Representative:

Ryan A. Doddridge, Esq.

Attorney for Joseph F. Kaminski IV

Florida Bar Number: 74728

STEARNS, WILLIAMS &

DODDRIDGE, PA

526 E. Tarpon Avenue

Tarpon Springs, Florida 34689

Telephone: (727) 846-8500

Fax: (727) 848-2814

E-Mail: ryan@flprobatetrustlaw.com

Secondary E-Mail:

michelle@flprobatetrustlaw.com

January 9, 16, 2026 26-00056P

FIRST INSERTION</div

--- 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.realforclosel.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 74° 11' 51" East for a distance of 44.41 feet; (3) thence coincident with the arc of said curve a distance of 44.93 feet; (4) thence North 89° 40' 42" East a distance of 0.83 feet; (5) 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; (6) thence coincident with the arc of said curve a distance of 15.21 feet; (7) thence North 01° 00' 53" East a distance of 195.77 feet; (8) thence North 88° 54' 47" West a distance of 20.87 feet; (9) thence North 00° 45' 24" East a distance of 49.98 feet; (10) thence North 50° 01' 51" West a distance of 55.47 feet; (11) 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

bearing South 45° 20' 57" West for a distance of 183.95 feet; (12) thence coincident with the arc of said curve a distance of 186.59 feet; (13) 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 Westerly 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, 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/K/A CANDIDA RODRIGUEZ VIERA A/K/A CANDIDA M RODRIGUEZ A/K/A CANDIDA RODRIGUEZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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, 2026 26-00063P

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 CAPA A CITY AS
OWNER TRUSTEE FOR ONITY
LOAN ACQUISITION TRUST
2024-HB2,

Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF LOUIS A.
DERISE A

--- 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. Amie 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, 2026, 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 Amie 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: Amie 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

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?**

**Come in We're
OPEN**

BE INFORMED

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

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA PUBLIC NOTICES www.floridapublicnotices.com

Business Observer

FloridaPublicNotices.com

PASCO COUNTY

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 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 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 transpor-
tation 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, 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 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 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 DECEDED'S
DATE OF DEATH IS BARRED.

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

Personal Representative:

Roger 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, 2026 26-00020P

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 fulfill all of
those standards.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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 mynellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

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 fulfill all of those standards.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

18237_V16

--- PUBLIC SALES / SALES / ACTIONS ---

SECOND 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

SECOND INSERTION

Affordable Secure Storage Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

Unit 105 - B. Mccan
Unit N06 - A. Patlan
Unit N03 - Jean Hale
Unit AC04 - Tammy Woodard
Unit H15 - Emily Cuevas
Unit A20 - Taylin McCormick

SALE NOTICE
Your GOODS WILL BE SOLD AT A
ONLINE PUBLIC SALE January 17,
2026 AT OR AFTER: 11:00 A.M.
January 2, 9, 2026 26-00016P

THIRD 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.

Plaintiff, v.
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 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

SECOND INSERTION

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

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

KELLY LYNCH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in 2019CA004191CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and KELLY LYNCH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.reaforeclose.com, at 11:00 AM, on January 20, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 10 AND 11, BLOCK 28, MOORE'S FIRST ADDITION TO THE TOWN OF ZEPHYRHILLS, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 57, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 4734 16TH ST, ZEPHYRHILLS, FL 33542

Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.

2024CA002346CAAXWS

NATIONSTAR MORTGAGE LLC2 Plaintiff, vs.

RHONDA LARSEN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF RHONDA LARSEN; CAPITAL ONE BANK (USA), N.A.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pasco County, Florida will sell the following property situated in Pasco

SECOND INSERTION

County, Florida described as:

Lot 608, HOLIDAY LAKE ESTATES - UNIT NINE, according to the map or plat thereof as recorded in Plat Book 9, Pages 132 and 133, Public Records of Pasco County, Florida.
the Clerk shall sell the property at public sale to the highest bidder for case, except as set forth hereinafter, on February 19, 2026 at 11:00 a.m. at www.pasco.reaforeclose.com in accordance with Chapter 45 Florida Statutes.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
By William Nussbaum III, Esq
Florida Bar No. 66479
Law Office of GARY GASSEL, p.a.
2191 Ringling Boulevard
Sarasota, Florida 34237
Attorney for Plaintiff
January 2, 9, 2026 26-00017P

SECOND INSERTION

Affordable Secure Storage Hudson Public Notice Notice of Sale

Affordable Secure Storage-Hudson 8619 New York Ave. Hudson, FL 34667 727-862-6016. Personal property consisting of household goods, boxes and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash only for all purchases & tax resale certificates required if applicable.

Unit 105 - B. Mccan
Unit N06 - A. Patlan
Unit N03 - Jean Hale
Unit AC04 - Tammy Woodard
Unit H15 - Emily Cuevas
Unit A20 - Taylin McCormick

SALE NOTICE

Your GOODS WILL BE SOLD AT A
ONLINE PUBLIC SALE January 17,
2026 AT OR AFTER: 11:00 A.M.
January 2, 9, 2026 26-00016P

FOURTH INSERTION

SECOND INSERTION

Derelict Vessel Publication Notice

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

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

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

January 2, 9, 2026 26-00010P

SECOND INSERTION

NOTICE TO CREDITORS

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

File No.: 2025CP001929CPAXES
In Re: The Estate Of
JUSTIN LEE SANDMANN,
Deceased.

The administration of the estate of JUSTIN LEE SANDMANN, deceased, whose date of death was October 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

Doyle Sandmann

24016 County Road 12

New Ulm, MN 56073

Attorney for Personal Representative:

Erin M. Zides, Esq.

Tampa Law Group, P.A.

Florida Bar Number: 95662

15310 Amberly Drive

Suite 250

Tampa, Florida 33647

Telephone: (813) 384-3387

E-mail: erin@mytampalawgroup.com

January 2, 9, 2026 26-00021P

SECOND INSERTION

Notice of Public Sale

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit:

Unit 2039 - Donald Eugene Schaeffer - Garage Items, HHG's, etc.

Unit 4044 - Kristen Nicole Broker - HHG's, Tools, etc.

The sale of property will be held at auction and advertised 01/16/26 and ending 01/23/26 online with <https://bid13.com/>

Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.

Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.

January 2, 9, 2026 26-00024P

Q&A

What is a public notice?

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

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

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