

## PASCO COUNTY LEGAL NOTICES

## FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH  
COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on February 5, 2026, at 4:00 p.m. at the Residence Inn Tampa Suncoast Parkway at NorthPointe Village, located at 2101 Northpointe Parkway, Lutz, FL 33558. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager  
January 16, 2026  
26-00066P

## FIRST INSERTION

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Summerstone Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 10:00 a.m., at the Genesis Center, 38120 15th Ave, Zephyrhills, Florida 33542 on the following dates:

January 26, 2026  
February 23, 2026  
March 23, 2026  
April 27, 2026  
June 22, 2026  
August 24, 2026  
September 28, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://summerstonecdd.net/>,

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
January 16, 2026  
26-00067P

## FIRST INSERTION

## NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in the Sixth Judicial Circuit Court, of Pasco County, Florida on the 14th day of July, 2025, in the cause wherein Steven Ryan Schmidt, Newlyn Zimmerman, are Plaintiff's, and Smith and Associates Real Estate LLC, Victoria Vickie Truex, John Done, are Defendant's, being case number 2022CA003266CAAXWS in said Court., I, Chris Nocco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, John Done, in and to the following described property, to wit:

7530 Judith Crescent, Port Richey FL 34668

#10-25-16-053F-00001-1070

I shall offer this property for sale "AS IS", at 7432 Little Road located at New Port Richey in the County of Pasco, State of Florida on the 25th day of February, 2026 at the hour of 10:00 AM, or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property to the public auction and will sell the same subject to all taxes, prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

Dated at New Port Richey, Pasco County, Florida this 8th day of January, 2026.

CHRIS NOCCO, as Sheriff  
Pasco County, Florida  
By: /s/ Sgt. Matthew Adamo  
Sgt. Matthew Adamo  
Deputy Sheriff

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Civil Process Unit no later than seven days prior to the proceeding at (727) 815-7188.

January 16, 23, 30; February 6, 2026  
26-00078P

## FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, January 23, 2026, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is advised to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft  
District Manager  
January 16, 2026

26-00069P

## --- PUBLIC SALES ---

## FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP  
THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Verandahs Community Development District will hold an Ethics Training Workshop at 6:30 PM or immediately following the adjournment of The Verandahs CDD meeting at The Verandahs Amenity Center located at 12375 Chenwood Avenue, Hudson, Florida 34669 on the following dates as indicated:

February 3, 2026

March 3, 2026

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place approved by the Board on record at the meeting without additional publication of notice.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least two business days prior to the date of the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

The Verandahs CDD  
Sean Craft, District Manager  
January 16, 2026

26-00068P

## FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in Pasco County, Florida, will hold a Regular Meeting on January 23, 2026 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525 to consider any and all business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://ptccdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager  
January 16, 2026

26-00109P

## FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, January 23, 2026, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is advised to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft  
District Manager  
January 16, 2026

26-00070P

## FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL  
COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on February 3, 2026, at 6:30 p.m. at the Hilton Garden Inn located at 26640 Silver Maple Parkway, Wesley Chapel, FL 33544. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

District Manager  
January 16, 2026

26-00065P

## FIRST INSERTION

NOTICE OF BOARD MEETING  
ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Zephyr Ridge Community Development District ("District") will hold a regular meeting of the Board of Supervisors on January 26, 2026 at 5:00 PM at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542.

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

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or by [byoung@gms-tampa.com](mailto:byoung@gms-tampa.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 5:00 p.m. but may begin at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

Brian Young, District Manager  
Governmental Management Services - Tampa, LLC  
January 16, 2026

26-00071P

## FIRST INSERTION

NOTICE  
THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA  
WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

## ORDINANCE NO. 1511-25

## AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTION 94.06 - INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; REVISING AND STANDARDIZING CREMAINS AREA MARKER DIMENSIONS; ELIMINATING THE "NEW SECTION (18x18 SPACES)" CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE.

The public hearing will be held on January 26, 2026 at 6:00 p.m. in Council Chambers, City Hall, 5335 8th Street, Zephyrhills, Florida. The full text of the ordinance is posted in City Hall and may be inspected by the public from 8:00 a.m. to 5:00 p.m. weekdays. All interested parties may appear at the meeting and may be heard with respect to the proposed ordinance or may submit written comments to City Council, 5335 8th Street, Zephyrhills, FL 33542.

\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by

## --- PUBLIC SALES ---

## FIRST INSERTION

**PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT**  
(Public Notice to be Published in the Newspaper)  
Florida Department of Environmental Protection  
Southwest District  
Draft Permit No. 1010498-009-AV  
Latham Pool Products, Inc., Latham Pools - FL  
Pasco County, Florida

**Applicant:** The applicant for this project is Latham Pool Products, Inc. The applicant's responsible official and mailing address are: Mr. Sanjeev Bahl, COO, Latham Pool Products, Inc., Latham Pools - FL, 787 Watervliet Shaker Road, Latham, NY 12110.

**Facility Location:** The applicant operates the existing Latham Pools - FL facility, which is located in Pasco County at 40119 County Road 54 East, Zephyrhills, Florida.

**Project:** The applicant applied on Nov. 15, 2025, to the Department for a Title V air operation permit renewal. This is a renewal of Title V Air Operation Permit No. 1010498-008-AV. The existing facility manufactures swimming pools, spas and related products made of reinforced plastic composites. Volatile organic compounds, hazardous air pollutants and particulate matter emissions are generated from the manufacturing process.

**Permitting Authority:** Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-213 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Southwest District is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is (813)-470-5700.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: <https://fdep.dep.state.fl.us/air/emission/apds/default.asp> and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

**Notice of Intent to Issue Permit:** The Permitting Authority gives notice of its intent to issue a renewed Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or conditions.

**Comments:** The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency\_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

**Mediation:** Mediation is not available in this proceeding.

**Objections:** Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, NW, Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at <http://www2.epa.gov/caa-permitting/florida-proposed-title-v-permits>.

26-00096P

## FIRST INSERTION

## Notice Of Public Sale

The following personal property of: Danielle Lynn Mousseotte and James Dale Mousseotte III will on February 9th, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1959 MAGN Mobile Home,  
VIN M2456980,  
TITLE 10403448

And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,  
January 16, 2026 26-00095P

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/06/2026 at 11 a.m. the following vessel(s) will be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner

HARRY ANTHONY SELCH/Ashley Calecas/Alex Mavrakis 1980 Sportfish Hin XYU00110M80K Tag: FL2213NY Title: 0102794446 sale to be held at Port Hudson Marina LLC 14333 Crabtrap Ct. Hudson Fl. 34667 vessel may be released prior to the sale Port Hudson Marina LLC reserves the right to accept/reject any or all bids

January 16, 2026 26-00094P

PUBLISH YOUR  
LEGAL NOTICE

Call 941-906-9386  
or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TOSECTION 865.09,  
FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Brady Bodden / PURPLE WATER WORKS, LLC will engage in business under the fictitious name BOYETTE PUMP AND WELL, with a physical address 8011 Land O Lakes Blvd Land O Lakes, FL 34638, with a mailing address 8011 Land O Lakes Blvd Land O Lakes, FL 34638, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 2026 26-00072P

## FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TOSECTION 865.09,  
FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that ALEXIS LEEANN PADILLA will engage in business under the fictitious name PURE SKIN & SCALP SPA, with a physical address 31147 Tagus Loop Wesley Chapel, FL 33545, with a mailing address 31147 Tagus Loop Wesley Chapel, FL 33545, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 2026 26-00099P

## FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TOSECTION 865.09,  
FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that NICHOLAS WILLIAM WOOD, deceased, whose date of death was June 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 2025CP001448CPAXWS, 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.

January 16, 2026 26-00099P

## FIRST INSERTION

NOTICE UNDER FICTITIOUS  
NAME LAW PURSUANT TOSECTION 865.09,  
FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that NICHOLAS WILLIAM WOOD, deceased, whose date of death was June 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, File No. 2025CP001448CPAXWS, 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.

January 16, 2026 26-00099P

## PASCO COUNTY

## JANUARY 16 - JANUARY 22, 2026

## --- PUBLIC SALES ---

## --- ESTATE ---

## 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 DMK Medicaid Solutions located at 1142 Oak Meadow Pt, in the County of Pasco, in the City of New Port Richey, Florida 34655 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at New Port Richey, Florida, this 12th day of January, 2026.

DMK INTEGRATIVE SOLUTIONS,  
PROFESSIONAL CORPORATION

January 16, 2026 26-00075P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 2025-CP-001898CPAXWS  
IN RE: ESTATE OF  
James Cieplensky  
Deceased.

The administration of the estate of James Cieplensky, deceased, whose date of death was September 8th, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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. 732.221, Florida Statutes.

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 DECEASED'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 16, 2026.

**Personal Representative**  
Katherine Elizabeth Stephenson  
11162 Country Haven Drive  
Lakeland, FL 33809

Attorney for Personal Representative:  
THEODORE R. M. MILLER, ESQ.

Florida Bar Number: 1010557  
Miller Troiano, P.A.

3223 S. Florida Avenue  
Lakeland, FL 33803

Telephone: 863-688-7038

E-Mail: [tmiller@millerlawfl.com](mailto:tmiller@millerlawfl.com)

Secondary E-Mail:  
[tecook@millerlawfl.com](mailto:tecook@millerlawfl.com)

January 16, 23, 2026 26-00091P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 512025CP001448CPAXES  
IN RE: ESTATE OF  
RICHARD LEE MORRIS, JR.,  
a/k/a RICHARD L. MORRIS  
Deceased.

The administration of the estate of RICHARD LEE MORRIS, JR., a/k/a RICHARD L. MORRIS, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-0365  
PROBATE  
IN RE: ESTATE OF  
ALICE ANN VOGEL a/k/a  
ALICEANN R. VOGEL  
Deceased.

The administration of the estate of ALICE ANN VOGEL a/k/a ALICEANN R. VOGEL, deceased, whose date of death was April 19, 2024; File Number 25-CP-0365, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney 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 estate, on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **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 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 16, 2026.

## KAREN ANN VOGEL

Personal Representative  
11305 Mollymawk Court  
New Port Richey, FL 34654  
WILLIAM K. LOVELACE,  
Attorney for Personal Representative  
Email: fordlove@tampabay.rr.com  
Florida Bar No. 0016578  
SPN # 01823633  
Wilson, Ford & Lovelace, P.A.  
401 South Lincoln Ave 3  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
January 16, 23, 2026 26-00093P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-002092

IN RE: ESTATE OF  
PETER F. MILLER  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of Peter F. Miller, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was August 18, 2025; that the total value of the estate is \$60,597.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Karen Kay Hopson  
5537 Sea Forest Drive #302  
New Port Richey, Florida 34652  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is January 16, 2026.

## Person Giving Notice:

Denise E. Oubre  
2113 Turtle Creek Drive #4  
Henrico, VA 23233  
Attorney for Person Giving Notice:  
David A. Hook, Esq.  
E-mail Addresses:  
courtservice@elderlawcenter.com,  
samantha@elderlawcenter.com  
Florida Bar No. 0013549  
The Hook Law Group, P.A.  
4918 Floramar Terrace  
New Port Richey, Florida 34652  
January 16, 23, 2026 26-00090P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO 2025-CP-001669  
IN RE: THE ESTATE OF  
JEAN COOPER RIGGS  
Deceased.

The administration of the estate of Jean Cooper Riggs, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for the Sixth Judicial Circuit of the State of Florida, in and for the County of Pinellas - Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney 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 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 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 16, 2026.

## Personal Representative:

Kevin E. Riggs  
24118 San Giovanni Drive  
Land O'Lakes, FL 34639  
Personal Representative's Attorney  
Shane K. Warner - Of the Firm  
Attorney for the Personal  
Representative  
FSB # 92131  
Warner Legal  
3401 W. Cypress St., Suite 204  
Tampa, FL 33607  
Ph. (813) 470-6341  
Fax: (888) 900-2630  
Notice of Jud. R. Ad. 2.516 designated  
emails  
Email: swarner@swarnerlaw.com  
January 16, 23, 2026 26-00092P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP001871ES  
IN RE: ESTATE OF  
DONALD RAY EVANS  
Deceased.

The administration of the estate of Donald Ray Evans, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 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 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 16, 2026.

## Personal Representative:

Rebecca Viers  
33516 Isabelle Drive  
Wesley Chapel, FL 33543  
Attorney for Personal Representative:  
Nancy McClain Alfonso, Esquire  
Florida Bar Number: 845892  
ALFONSO HERSCHE  
Post Office Box 4  
Dade City, Florida 33526-0004  
Telephone: (352) 567-5636  
E-Mail: eserve@alfonsohersch.com  
Secondary: jerrod@alfonsohersch.com  
January 16, 23, 2026 26-00087P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP001746CPAXES  
IN RE: ESTATE OF  
ROSELLER V MAGTAJAS,  
Deceased.

The administration of the estate of ROSELLER V MAGTAJAS, Deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

**ALL 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 16, 2026.

## Personal Representative:

MARIAN GULLE,  
Personal Representative  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd. Suite 206  
Hollywood, FL 33020  
Telephone: (954) 767-3399  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
January 16, 23, 2026 26-00105P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2025CP001562CPAXES  
DIVISION: A  
IN RE: ESTATE OF  
TIFFANY MARIE JUNG,  
Deceased.

The administration of the estate of Tiffany Marie Jung, deceased, whose date of death was July 27, 2024, 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 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 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 16, 2026.

## Personal Representative:

Michael Heath  
167 108th Ave  
Treasure Island, Florida 33706  
Attorney for Personal Representative:  
Michael J. Heath  
Attorney  
Florida Bar Number: 0010419  
167 108th Ave  
Treasure Island, FL 33706  
Telephone: (727) 360-2771  
Fax: (727) 475-5323  
E-Mail:  
mike@attorneymichaelheath.com  
Secondary E-Mail:  
Jennifer@attorneymichaelheath.com  
January 16, 23, 2026 26-00104P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000043CPAXWS  
IN RE: ESTATE OF  
DONALD JAMES BUTLER  
Deceased.

The administration of the estate of Donald James Butler, deceased, whose date of death was November 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 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 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 16, 2026.

## Personal Representative:

Michael Heath  
167 108th Ave  
Treasure Island, Florida 33706  
Attorney for Personal Representative:  
Michael J. Heath  
Attorney  
Florida Bar Number: 0010419  
167 108th Ave  
Treasure Island, FL 33706  
Telephone: (727) 360-2771  
Fax: (727) 475-5323  
E-Mail:  
mike@attorneymichaelheath.com  
Secondary E-Mail:  
Jennifer@attorneymichaelheath.com  
January 16, 23, 2026 26-00106P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:  
CASE NO.:

2025CA000849CAAXWS  
CROSSCOUNTRY MORTGAGE,  
LLC,  
Plaintiff(s), v.  
RICKY ALLEN CRAIGHEAD;  
UNKNOWN SPOUSE OF RICKY  
ALLEN CRAIGHEAD; UNKNOWN  
TENANT #1 AND UNKNOWN  
TENANT #2,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 18th day of December 2025, in Case No.: 2025CA-000849CAAXWS, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC, is the Plaintiff and RICKY ALLEN CRAIGHEAD; UNKNOWN SPOUSE OF RICKY ALLEN CRAIGHEAD; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), the Clerk's website for on-line auctions at, 11:00 AM on the 12th day of February 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK "A", GULF SIDE  
ESTATES, A SUBDIVISION  
ACCORDING TO THE PLAT  
THEREOF RECORDED IN  
PLAT BOOK 6, PAGES 63 AND  
63A, OF THE PUBLIC RE-  
CORDS OF PASCO COUNTY,  
FLORIDA.  
and commonly known as: 7814  
AKRON AVENUE, HUDSON,  
FL 34667 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

11/20/2025, shall file a

claim with the Clerk before

11:00 AM on the 12th day of

February 2026, the following

described property as set forth

in said Final Judgment, to wit:

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-002030  
IN RE: ESTATE OF  
KATHARINE H. BRODNYAN  
Deceased.

The administration of the estate of KATHARINE H. BRODNYAN, deceased, whose date of death was September 8, 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. 732.221, 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 16, 2026.

**Personal Representative:****GREGORY P. GIORDANO**

5926 Van Buren Street

New Port Richey, Florida 34653

Attorney for Personal Representative:

JAILEH LEE, ESQ.

Florida Bar Number: 929666

5802 State Road 54

New Port Richey, FL 34652

Telephone: (727) 853-1200

Fax: (727) 376-3146

E-Mail: jaleh@pascoelderlaw.com

Secondary E-Mail:

paralegal@pascoelderlaw.com

January 16, 23, 2026 26-00107P

## FIRST INSERTION

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

Case No.: 25-CA-1168

**CITY OF NEW PORT RICHEY,**  
Plaintiff, v.**KOTY K. FORD, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
KENNETH E. FORD TRUST NO.  
1007 U/T/D 01/07/2012, KENNETH  
E. FORD, TRUSTEE OF THE  
KENNETH E. FORD TRUST NO.  
1007 U/T/D 01/07/2012,**  
Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 5, 2026 and entered in Case No. 25-CA-1168 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and Koty K. Ford, Individually and as Trustee of the Kenneth E. Ford Trust No. 1007 U/T/D 01/07/2012, Kenneth E. Ford, Trustee of the Kenneth E. Ford Trust No. 1007 U/T/D 01/07/2012 is/are the Defendant(s). Nikki Alvarez-Sowles, Esq., will sell to the highest bidder for cash at www.pinellasrealforeclose.com at 10:00 a.m. on February 4, 2026 the following described properties set forth in said Final Judgment to wit:

Lot 8, Block A, JASMIN ACRES, according to the map or plat thereof, as recorded in Plat Book 4, Page 112, of the Public Records of Pasco County, Florida.

Property No.: 32-25-16-0140-00A00-0080

Address: 7361 Royal Palm Dr, New Port Richey, FL 34652

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 in Pasco County, Florida, on January 8, 2026.

Weidner Law, P.A.

Counsel for the Plaintiff

856 2nd Avenue N

St. Petersburg, FL 33701

Telephone: (727) 954-8752

Designated Email for Service:

Service@MattWeidnerLaw.com

By: s/ Matthew D. Weidner

Matthew D. Weidner, Esq.

Florida Bar No. 185957

January 16, 23, 2026 26-00086P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISIONCASE NO.:  
2025CA003728CAAXWS**LAKEVIEW LOAN SERVICING,  
LLC,**  
Plaintiff, vs.**DENISE GIANNETTI, et al.,  
Defendants.**

TO: FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.  
308 JULIA ST, TITUSVILLE, FL 32780

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 219, FAIRWAY OAKS UNIT THREE-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 31 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before FEBRUARY 17, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff.

tiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this January 9, 2026

Nikki Alvarez-Sowles

Pasco County Clerk &amp; Comptroller

2025CA003728CAAXWS

01-09-2026 04:01 PM

Deputy Clerk: Shakira Ramirez Pagan  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-04784  
January 16, 23, 2026 26-00080P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY CIVIL COURT OF  
THE SIXTH JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR PASCO  
COUNTY  
CIVIL DIVISION  
Case No.  
2025CA003526CAAXWS  
Division J2

MORGAN STANLEY MORTGAGE  
LOAN TRUST 2006-7, U.S. BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR  
IN INTEREST TO BANK  
OF AMERICA, NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR BY MERGER TO  
LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
Plaintiff, vs.  
GILBERT GAUTHIER,  
JACQUELINE D. GAUTHIER, et al.,  
Defendants.

TO: RESIDENTIAL FINANCE CORP.,  
CURRENT DOMICILE AND PLACE  
OF BUSINESS UNKNOWN.

LAST KNOWN ADDRESS:  
401 N FRONT STREET, SUITE 300,  
COLUMBUS, OH. 43251

You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida:

LOT 1, BLOCK 9, OF IVY  
LAKES ESTATES PARCEL  
THREE PHASE TWO, ACCORDING  
TO THE MAP OR PLAT THEREOF RECORDED  
IN PLAT BOOK 47, PAGE 40,  
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 David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, on or before FEBRUARY 17TH, 2026, (or 30 days from the first date of pub-

lication, whichever is later) 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.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: January 12, 2026.  
CLERK OF THE COURT  
Honorable Nikki Alvarez-Sowles, Esq.  
PO. Drawer 338  
New Port Richey, Florida 34656-0338  
(COURT SEAL)  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
Deputy Clerk: Haley Joyner

David R. Byars  
Kass Shuler, P.A.,  
Plaintiff's Attorney  
P.O. Box 800  
Tampa, Florida 33601  
2531813/wlp  
January 16, 23, 2026 26-00084P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2025CA003717**LAKEVIEW LOAN SERVICING,  
LLC,**  
Plaintiff, vs.**HEATHER MARIE ESPINA, et al.,  
Defendant(s).**

TO: Araldo Jose Espina

Last Known Residence: 25914 Crippen

Dr Land O Lakes, FL 34639

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

LOT 4, BLOCK 2, OF GRAND  
OAKS PHASE 3, ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
50, PAGE 112, OF THE PUBLIC  
RECORDS OF PASCO COUN-  
TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before February 17, 2026, 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.

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; or 711 for the hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on January 9th, 2026.

As Clerk of the Court

By: Shakira Ramirez Pagan

As Deputy Clerk 25-CA-3717

ALDRIDGE PITE, LLP,

Plaintiff's attorney

401 W. Linton Blvd.

Suite 202-B

Delray Beach, FL 33444

1184-2428B

Ref# 14221

January 16, 23, 2026 26-00079P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION**CASE NO. 2016CA000761CAAXWS****WELLS FARGO BANK, N.A.,****Plaintiff, vs.****MICHAEL BORKAN, et al.,****Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 30, 2025, and entered in 2016CA000761CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein MCLP ASSET COMPANY, INC is the Plaintiff and MICHAEL BORKAN; VEMA KAYE MCKENNA A/K/A VEMA MCKENNA; UNKNOWN TENANT(S); SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION INC; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 05, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 54, SOUTHERN OAKS,  
UNIT ONE, AS PER PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 27, P

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

CIVIL DIVISION

CASE NO.

2023CA003016CAAXWS

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE OF  
SG ALTERNATIVE TITLE TRUST

2025-NPL2,

Plaintiff, vs.

DDH FUND LLC; AMY VAUGHN;  
UNKNOWN TENANT NO. 1; UN-  
KNOWN TENANT NO. 2; and ALL  
UNKNOWN PARTIES  
CLAIMING INTERESTS BY,  
THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO  
THIS ACTION, OR HAVING OR  
CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE  
PROPERTY HEREIN DESCRIBED,  
Defendant(s).

TO: UNKNOWN TENANT NO. 1  
11501 MINNIEOLA DR

NEW PORT RICHEY, FL 34654

Current Residence is Unknown  
TO: UNKNOWN TENANT NO. 2  
11501 MINNIEOLA DR

NEW PORT RICHEY, FL 34654

Current Residence is Unknown  
TO: AMY VAUGHN

10320 HILL TOP DRIVE

NEW PORT RICHEY, FL 34654

Current Residence is Unknown

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

THE NORTH 150 FEET OF  
LOT 42, OSCEOLA HEIGHTS,  
UNIT ONE, AS SHOWN ON  
THE PLAT RECORDED IN  
PLAT BOOK 6, PAGE 121, OF  
THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORI-  
DA, BEING FURTHER DE-

SCRIBED AS FOLLOWS:  
COMMENCE AT THE MOST  
EASTERLY CORNER OF SAID  
LOT 42 FOR A POINT OF BE-  
GGINING; THENCE SOUTH  
50°44'12" WEST, 150.00 FEET;  
THENCE NORTH 39°15'48"  
WEST, 300.00 FEET; THENCE  
NORTH 50°44'12" EAST, 150.00  
FEET; THENCE SOUTH  
39°15'48" EAST, 300.00 FEET  
TO THE POINT OF BEGIN-  
NING.

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,  
whose address is P.O. BOX 19519, Fort  
Lauderdale, FL 33318, (954) 564-0071,  
answers@dallegal.com, on or before  
FEBRUARY 17TH, 2026, and file the  
original with the Clerk of this Court  
either before service on Plaintiff's att-  
orneys or immediately thereafter; other-  
wise a default will be entered against  
you for the relief demanded in the com-  
plaint or petition.

In accordance with the Americans  
with Disabilities Act of 1990, persons  
needing special accommodation to  
participate in this proceeding should  
contact the Clerk of the Court not later  
than five business days prior to the  
proceeding at the Pasco County Court-  
house. Telephone 352-521-4545 (Dade  
City) 352-847-2411 (New Port Richey)  
or 1-800-955-8770 via Florida Relay  
Service.

DATED on January 14, 2026  
Nikki Alvarez-Sowles  
Pasco County Clerk & Comptroller  
(SEAL) Deputy Clerk: Haley Joyner  
Diaz Anselmo & Associates, P.A.,  
Plaintiff's attorneys,  
P.O. BOX 19519,  
Fort Lauderdale, FL 33318,  
(954) 564-0071,  
answers@dallegal.com  
8010-221447 / ME2  
January 16, 23, 2026 26-00108P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA.

CASE NO.: 2025CA000997CAAXES

CARRINGTON MORTGAGE

SERVICES LLC,

Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES, AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF JANET HARTMAN,  
DECEASED; GRAND HORIZONS  
HOMEOWNERS ASSOCIATION,  
INC.; UNITED STATES OF  
AMERICA ON BEHALF OF THE  
SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT;  
CHRISTOPHER HARTMAN A/K/A  
CHRIS HARTMAN; DAWN M.  
ROBILLARD; DAWN ROBILLARD,  
TRUSTEE OF THE CHARLES A.  
& JANET D. HARTMAN LIVING  
TRUST, DATED JUNE 2, 2001;  
UNKNOWN BENEFICIARIES  
OF THE CHARLES A. & JANET  
D. HARTMAN LIVING TRUST,  
DATED JUNE 2, 2001,  
Defendant(s).

TO: Unknown Beneficiaries of the  
Charles A. & Janet D. Hartman Living  
Trust, dated June 2, 2001

554 Madison Ave, Angola New York  
14006

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

LOT 88, GRAND HORIZONS  
- PHASE ONE, AS PER PLAT  
THEREOF RECORDED IN  
PLAT BOOK 34, PAGE 99,  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.

TOGETHER WITH:  
1998 PALM HARBOR  
HOME TITLE NUMBER:  
FLA62751/FLA627511  
VIN NUMBER:  
PH0910082A/BFL

Street Address: 37643 Landis  
Avenue, Zephyrhills, Florida  
33541

has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it on McCabe,  
Weisberg & Conway, LLC, Plaintiff's  
attorney, whose address is 3222 Com-  
merce Place, Suite A, West Palm Beach,  
FL 33407, within 30 days after the date  
of the first publication of this notice,  
and file the original with the Clerk of  
this Court, otherwise, a default will be  
entered against you for the relief de-  
manded in the complaint or petition.  
Respond on or before 2/17/2026

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 Pasco County Human Re-  
sources Office, 8731 Citizens Drive,  
Suite 330, New Port Richey FL 34654,  
(727) 847-8103 (V) at least 7 days before  
your scheduled court appearance, or  
immediately upon receiving this notifi-  
cation if the time before the scheduled  
appearance is less than 7 days; if you are  
hearing or voice impaired, call 711.

DATED on January 14th, 2026.  
Nikki Alvarez-Sowles, Esq.  
Clerk of said Court  
BY: Haley Joyner  
As Deputy Clerk  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#:25-400077  
January 16, 23, 2026 26-00101P

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 - Mclellan, Carlette; 2105 - Zalheraitis, 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, Jeffery; 3105 - Andersson, Jaylynn; 3122 - kimball, keith; 3163 - TOPALIDES, MARIA; 3184 - Brennan, Amanda; 3294 - Crossman, Greg; 3299 - Swenton, Chris; RV04 - Hart, Joshua; RV41 - Woody, Michael

047 - waters, Brittanee; 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 - Shaffer, Cathy; 322 - Langlais, Christopher; 376B - Willis, Duncan; 385 - Bryant, Carmen; 439 - Pasker, Alysa; 452 - Moorehead, Susan; 481 - Scydic, Terry; 489 - Soufyani, Rhonda; 490 - traceys loving care llc hendrix, tracey; 504 - Bozarth, Lelia; 547 - Walker, Alexandra; 561 - Lumbert, Patrick; 594 - Bass, Glynis

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 12:00 PM  
Sale to be held at www.storagegettreasures.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, Laurny; 0C015 - valenzano, Angela; 0C049 - Hulgin, 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: 11:30 AM  
Sale to be held at www.storagegettreasures.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.storagegettreasures.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.storagegettreasures.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, Laurny; 0C015 - valenzano, Angela; 0C049 - Hulgin, 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: 11:45 AM  
Sale to be held at www.storagegettreasures.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.storagegettreasures.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.storagegettreasures.com.

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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.storagegettreasures.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.storagegettreasures.com.

Choices and Solutions

# What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

**M**ost of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests—ideological, political and financial—stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash—a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

## THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements—personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



## STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

“ ” ”

**Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”**

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

#### NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

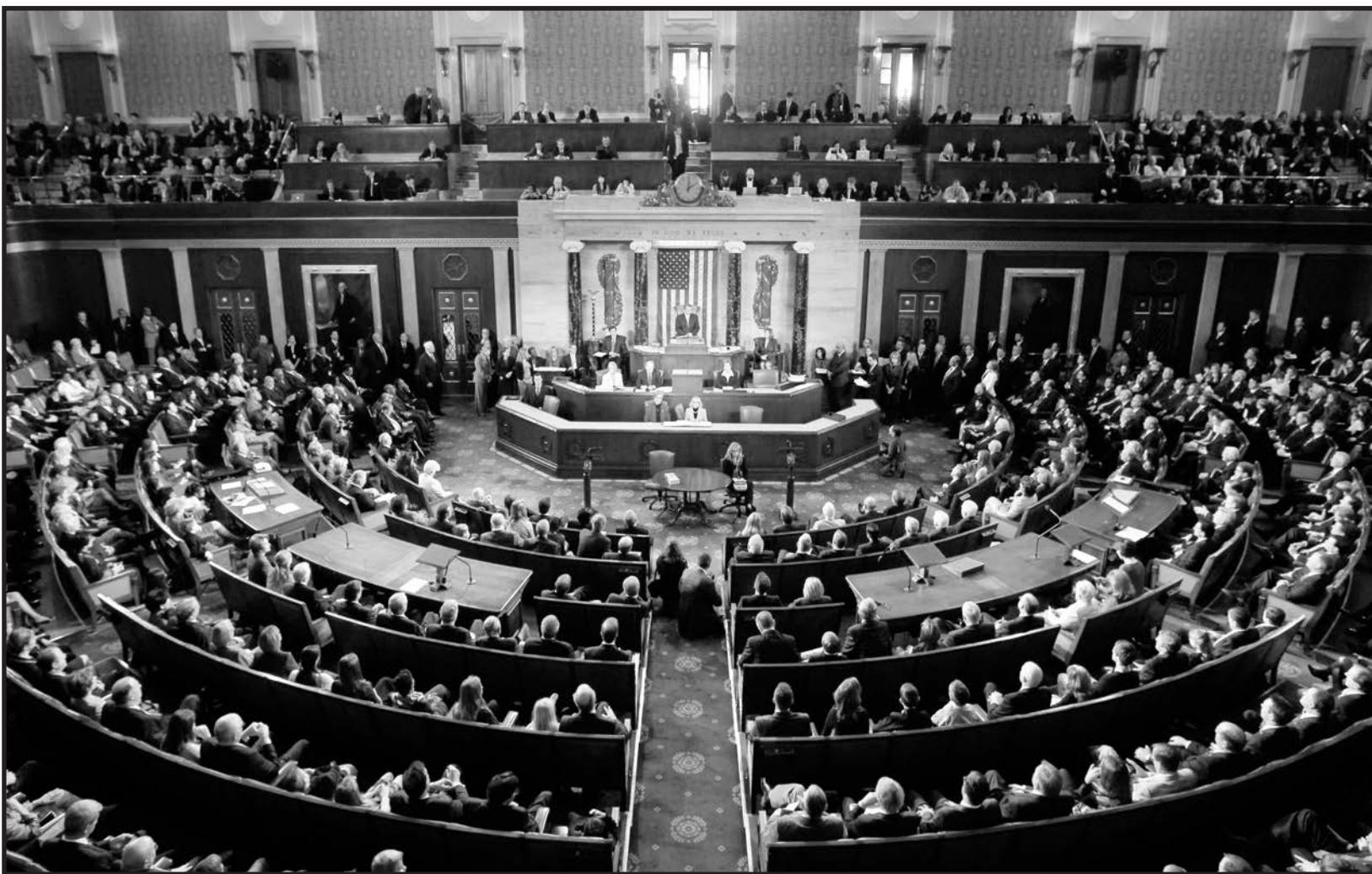
There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

#### HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

#### WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the "Family Assistance Plan."

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on "The Impossibility of Radical Welfare Reform":

"All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

"The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

"The third is the additional cost to the taxpayers.

"To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time."

The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, "The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more."

Even the \$6,000 "typical" figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: "There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time."

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

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

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA

CASE NO.: 25-CA-007384

JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
Plaintiff, v.ONE HOUR HOUSE SOLUTIONS  
LLC; et al.,  
Defendant(s).

To the following Defendant(s):

JESUS RIVERA

(Last Known Address: 4921 EL-  
DORADO, TAMPA, FL 33615)YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:THE EAST 20 FEET OF LOT 3  
AND THE WEST 15 FEET OF  
LOT 2, BLOCK 3, C. C. AMAN'S  
SUBDIVISION, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 1, PAGE(S) 75, OF  
THE PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA, TOGETHER WITH  
THE NORTH 1/2 OF VACATED  
ALLEY ABUTTING ON THE  
SOUTH.PROPERTY ADDRESS: 2207 E  
23RD AVE, TAMPA, FL 33605  
has been filed against you and you are  
required to serve a copy of your written  
defenses, if any, to it, on Ghidotti | Berger  
LLP, Attorney for Plaintiff, whose  
address is 10800 Biscayne Blvd, Suite  
201, Miami, FL 33161 1/27/2026, a  
date which is within thirty (30) days af-ter the first publication of this Notice in  
the Business Observer and file the original  
with the Clerk of this Court either  
before service on Plaintiff's attorney or  
immediately thereafter; otherwise a def-  
ault will be entered against you for the  
relief demanded in the complaint.This notice is provided pursuant to  
Administrative Order No. 2010-08If you are a person with a disability  
who needs an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification of  
a scheduled court proceeding if the time  
before the scheduled appearance is less  
than 7 days. Complete the Request for  
Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.WITNESS my hand and the seal of  
this Court this 22 day of Dec, 2025.

VICTOR CRIST

As Clerk of the Court  
(SEAL) By Jennifer Taylor

As Deputy Clerk

Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602Ghidotti | Berger LLP,  
Attorney for Plaintiff,  
10800 Biscayne Blvd., Suite 201,  
Miami, FL 33161

January 2, 9, 2026 26-00021H

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT  
OF FLORIDA IN AND FOR  
HILLSBOROUGH COUNTY

CASE NO. 25-CA-006768

NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.TYRELL L CARTER, et al.,  
Defendant.

To the following Defendant(s):

THE UNKNOWN TRUSTEES,  
SETTLORS, AND BENEFI-  
CIARIES OF ANY AND ALL  
UNKNOWN PARTIES CLAIM-  
ING BY, THROUGH, UNDER,  
AND AGAINST SHERANTA  
ANITA SUMMERSET TRUST  
A/K/A SHERANTA A SUM-  
MERSET TRUST, WHETHER  
SAID UNKNOWN PARTIES  
MAY CLAIM AN INTEREST AS  
TRUSTEES, BENEFICIARIES,  
OR OTHER CLAIMANTS  
4619 Limerick Dr. Tampa, FL  
33610YOU ARE NOTIFIED that an action  
for Foreclosure of Mortgage on the fol-  
lowing described property:LOT 2, BLOCK 2, PALMETTO  
COVE TOWNHOMES, ACCORDING  
TO THE PLAT THEREOF, RECORDED  
IN PLAT BOOK 111, PAGE 7-9,  
PUBLIC RECORDS OF HILLSBOROUGH  
COUNTY FLORIDA.has been filed against you and you are  
required to serve a copy of you written  
defenses, if any, to it, on McCalla  
Raymer Leibert Pierce, LLP, 245 East  
Robinson Street, Suite 155, Orlando,  
FL 32801 and file the original with theClerk of the above-styled Court on or  
before 12/19/2025 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 an accommodation in order  
to access court facilities or participate  
in a court proceeding, you are entitled,  
at no cost to you, to the provision of cer-  
tain assistance. To request such an ac-  
commodation, please contact Court Ad-  
ministration at least 7 days before your  
scheduled court appearance, or imme-  
diately upon receiving a notification of  
a scheduled court proceeding if the time  
before the scheduled appearance is less  
than 7 days. Complete the Request for  
Accommodations Form and submit  
to 800 E. Twiggs Street, Room 604,  
Tampa, FL 33602. ADA Coordination  
Help Line (813) 272-7040; Hearing  
Impaired Line 1-800-955-8771; Voice  
Impaired Line 1-800-955-8770.WITNESS my hand and seal of this  
Court this 13 day of November, 2025.

VICTOR D. CRIST

CLERK OF COURT OF

HILLSBOROUGH COUNTY

(SEAL) BY: Jennifer Taylor

Deputy Clerk

Hillsborough County Courthouse  
800 E. Twiggs St.  
Tampa, FL 33602

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Email: AccountsPayable@mccalla.com

24-10403FL

January 2, 9, 2026 26-00031H

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA

CASE NO.: 25-CA-011238

DEUTSCHE BANK NATIONAL  
TRUST COMPANY AS TRUSTEE  
FOR GSAMP TRUST 2004-AHL,  
Plaintiff, vs.

ELCIDO A. SOSA A/K/A ELCIDO

ANTONIO SOSA A/K/A ELCIDO

ANT SOSA; MARGARITA

CORDERO; UNKNOWN SPOUSE

OF ELCIDO A. SOSA A/K/A

ELCIDO ANTONIO SOSA A/K/A

ELCIDO ANT SOSA; UNKNOWN

SPOUSE OF MARGARITA

CORDERO,

Defendant(s).

TO: Elcido A. Sosa a/k/a Elcido

Antonio Sosa a/k/a Elcido Ant Sosa

3324 West Ivy Street

Tampa, Florida 33607

Unknown Spouse of Elcido A. Sosa

a/k/a Elcido Antonio Sosa a/k/a

Elcido Ant Sosa

3324 West Ivy Street

Tampa, Florida 33607

YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the follow-  
ing described property in Hillsborough  
County, Florida:

THE W 50' OF LOT 12, BLOCK

50, JOHN H. DREW'S FIRST

EXTENSION TO NORTH-

WEST, TOGETHER WITH

THAT PORTION OF THE

NORTH 1/2 OF VACATED

ALLEY LYING ADJACENT

THERETO, ACCORDING TO

THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 5 AT

PAGE 42 OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH  
COUNTY, PUBLIC RECORDS.

Street Address: 3324 West Ivy

Street, Tampa, Florida 33607

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on McCabe,

Weisberg &amp; Conway, LLC, Plaintiff's at-

torney, whose address is 3222 Commerce

Place, Suite A, West Palm Beach, FL

33407, within 30 days after the date of

the first publication of this notice, on or

before 01/26/2026, and file the original

with the Clerk of this Court, otherwise,

a default will be entered against you for

the relief demanded in the complaint or

petition.

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you are

entitled, at no cost to you, to the provision

of certain assistance. Please contact the

ADA Coordinator, Hillsborough

County Courthouse, 800 E. Twiggs

Street, Room 604, Tampa, Florida

33602, (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Impaired Line 1-800-955-8770.

Dated on DEC 18 2025.

Victor D. Crist

Clerk of said Court

(SEAL) By: Patricia Corbin

As Deputy Clerk

McCabe, Weisberg &amp; Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, FL 33407

Telephone: (561) 713-1400

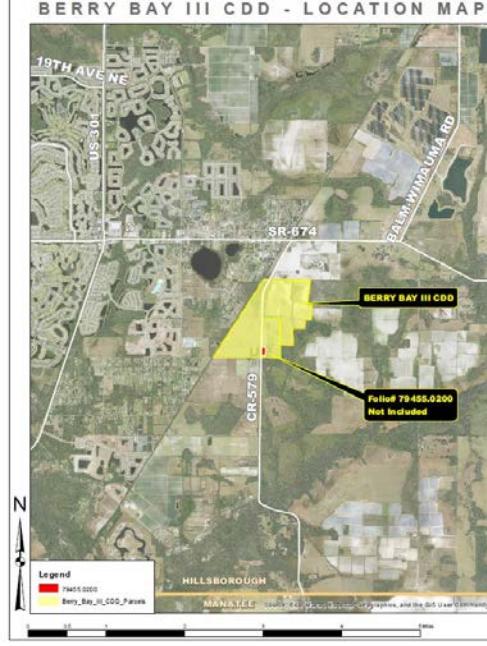
FLpleadings@MWC-law.com

File#: 25-400540

January 2, 9, 2026 26-00022H

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

## FOURTH INSERTION

**NOTICE OF PUBLIC HEARING**Hillsborough County Board of County Commissioners  
To Consider the Establishment of the  
Berry Bay III Community Development DistrictDATE: January 13, 2026  
TIME: 9:00 a.m.  
LOCATION: Boardroom – 2nd Floor of the  
Frederick B. Karl County Center  
601 E. Kennedy Blvd.  
Tampa, Florida 33602**NOTICE OF PUBLIC HEARING**

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., Tuesday, January 13, 2026, at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602, to consider an Ordinance to grant a petition to establish the boundaries of the Berry Bay III Community Development District. The title of the proposed ordinance is as follows:

**AN ORDINANCE ESTABLISHING THE BERRY BAY III COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE FIVE PERSONS TO SERVE AS THE INITIAL BOARD MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

The proposed Berry Bay III Community Development District will be comprised of approximately 506.519 acres, generally located east of U.S. HWY 301, and South of State Road 674, in Hillsborough County, Florida. The petitioner has proposed to establish the Berry Bay III Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater manage-

ment, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes.

Copies of the petition, the proposed ordinance, and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

**ABOUT THE HEARING**

You may attend this public hearing in person at the Board of County Commissioners Boardroom, 2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602.

You may also participate in this public hearing virtually, by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Anyone who wishes to speak at this public hearing virtually will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Up to three (3) minutes are allowed for each speaker. Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

You may also submit comments



## --- ACTIONS / SALES ---

## SECOND 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.: 2025CA002783CAAXWS

CITY OF NEW PORT 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

## SECOND 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 &amp; 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

## SECOND INSERTION

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

CASENO.: 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

## SECOND 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.

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.

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

## SECOND 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, 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 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.

## SECOND INSERTION

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

File No. 512025CP001409CPAXES

Division Probate

IN RE: ESTATE OF LOUIS ALLEN KING

Deceased.

The administration of the estate of Louis Allen King, deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the deced

## --- ACTIONS / SALES ---

## SECOND 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](http://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 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, 2026 26-00041P

## SECOND INSERTION

## 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.

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, DEVISEES, 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, DEVISEES, 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, and 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/K/A LOUIS DERISE, DECEASED,

Deceased, and 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/K/A LOUIS DERISE, DECEASED,

Deceased, and 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/K/A LOUIS DERISE, DECEASED,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and 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/K/A LOUIS DERISE, Deceased,

Deceased, and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDIT