

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, 202626-00066P

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 by the Board 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, 202626-00067P

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 at 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 describe 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, 202626-00078P

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 asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service 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, 202626-00069P

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, 202626-00068P

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 meeting 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, 202626-00109P

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 asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service 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, 202626-00070P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL  
COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

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 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, 202626-00065P

--- PUBLIC SALES ---

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 [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, 202626-00071P

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 (18×18 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 the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813-780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.

286.0105  
January 16, 202626-00097P

FIRST INSERTION

CITY OF ZEPHYRHILLS  
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:

**AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS COMPREHENSIVE PLAN (ORDINANCE NO. 00-000, AS AMENDED); PROVIDING A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT TO ESTABLISH THE ZEPHYR KNOLL SUBAREA FUTURE LAND USE CATEGORY AND THE MIXED USE CENTERS AND CORRIDORS PLACE TYPE; PROVIDING POLICY DIRECTION FOR MIXED-USE DEVELOPMENT WITHIN THE US 301 CORRIDOR NORTH OF KOSSIK ROAD; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

This City of Zephyrhills Planning Commission will hold a Public Hearing for this item on Tuesday, January 20, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall located at 5335 8th Street, Zephyrhills, Florida 33542. The Commission will consider and make a recommendation on this item to the City Council of the City of Zephyrhills.

Following the Planning Commission’s recommendation, the City Council will hold the first reading Public Hearing on Monday, February 09, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall, at the same location, to consider this item for adoption and transmittal to the State Land Planning Agency for compliance review.

A copy of the staff report containing the Planning Department’s recommendation is available for public inspection at the Planning Department at City Hall between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk’s Office at (813) 714-6779 ext. 3547, at least 48 hours in advance.

January 16, 202626-00098P



--- PUBLIC SALES ---

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

**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://fldep.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, N.W., 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>.

January 23, 30, 202626-00096P

FIRST INSERTION
<b>Notice Of Public Sale</b> The following personal property of: Danielle Lynn Mougeotte and James Dale Mougeotte 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, 23, 202626-00095P

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 02/06/2026 at 11 a m the following vesselmay 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 Crab-trap Ct. Hudson Fl. 34667 vessel may be released prior to theSale Port Hudson Marina LLC reserves the right to accept /reject any or all bids January 16, 23, 202626-00094P

FIRST INSERTION
<b>NOTICE UNDER FICITITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that MARION D KAMINSKI / TRI-COM-MUNITY FELLOWSHIP OF CHRISTIAN LEADERS INC will engage in business under the fictitious name THE CHRISTIAN EDGE, with a physical address 38233 SR 575 Dade City, FL 33523, with a mailing address 38233 SR 575 Dade City, FL 33523, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 16, 202626-00073P

FIRST INSERTION
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> 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, 202626-00072P

FIRST INSERTION
<b>Notice Under Fictitious Name Law</b> Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TrailRiderz Offroad located at 7432 West Dr, in the County of Pasco, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Wesley Chapel, Florida, this 08th day of January, 2026. TRAIL RIDERZ OFFROAD LLC January 16, 202626-00074P

FIRST INSERTION
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> 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, 202626-00099P

FIRST INSERTION
<b>Notice Under Fictitious Name Law</b> 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, 202626-00075P

FIRST INSERTION
<b>Notice Under Fictitious Name Law</b> <b>According to Florida Statute</b> <b>Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of King's Nature Captures located at of Wesley Chapel in the City of Wesley Chapel, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of January, 2026 Terra King January 16, 202626-00076P

FIRST INSERTION
<b>Notice Under Fictitious Name Law</b> <b>According to Florida Statute</b> <b>Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of QuiFocus located at 2152 Sugarbush Dr. in the City of HOLIDAY, Pasco, FL 34690 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of January, 2026 Juan C. Quiros January 16, 202626-00077P

FIRST INSERTION
<b>Notice Under Fictitious Name Law</b> Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of N&B Property Maintenance located at 3048 Huntington Rd, in the County of Pasco, in the City of Holiday, Florida 34691 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Holiday, Florida, this 14th day of January, 2026. IL UMINADA ENTERPRISES LLC January 16, 202626-00100P

FIRST INSERTION

<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR</b> <b>PASCO COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No.</b> <b>512025CP001987CPAXES</b> <b>Division X</b> <b>IN RE: ESTATE OF</b> <b>RICHARD LEE MORRIS, JR.,</b> <b>a/k/a RICHARD L. MORRIS</b> <b>Deceased.</b>
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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

FIRST INSERTION

<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR</b> <b>PASCO COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>UCN: 512025CP001448CPAXWS</b> <b>FILE NO. 2025CP001448CPAXWS</b> <b>IN RE: ESTATE OF</b> <b>NICHOLAS WILLIAM WOOD</b> <b>Deceased.</b>
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The administration of the estate of 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.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent, or unliquidated claims, and who have been served a copy of this notice, served must file their claims with this Court

--- ESTATE ---

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

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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

<b>Personal Representative</b> <b>Katherine Elizabeth Stephenson</b> 11162 Country Haven Drive Lakeland, FL 33809 Attorney for Personal Representative: THEODORE R. M. MILLER, ESQ. Miller Troiano, P.A. 2323 S. Florida Avenue Lakeland, FL 33803 Telephone: 863-688-7038 E-Mail: tmiller@millerlawfl.com Secondary E-Mail: tcook@millerlawfl.com January 16, 23, 202626-00091P
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FIRST INSERTION
<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR</b> <b>PASCO COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No.: 2025-CP-1954-CPAWXS</b> <b>IN RE: ESTATE OF</b> <b>PAUL R. COMINI,</b> <b>Deceased.</b>

The administration of the estate of Paul R. Comini, deceased, whose date of death was June 7, 2025; social security number xxx xx 0648, File Number 2025-CP-1954-CPAWXS. is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. 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 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, pursuant to F.S. §732.216-§732.228, applies or may apply, unless a written demand is made by the creditor as specified under F.S. §732.221.

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

<b>PAUL A. L. JUNE</b> <b>Personal Representative</b> 264 Wood Chuck Avenue Tarpon Springs, FL 34698 GREGORY A. FOX Attorney for Personal Representative Florida Bar No. 382302 FOX & FOX, P.A. 2515 Countryside Blvd. Ste G Clearwater, Florida 33763 Telephone: 727-796-4556 Email: greg@foxlawpa.com January 16, 23, 202626-00089P
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FIRST INSERTION

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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.

<b>Personal Representative:</b> <b>JOHN MORRIS</b> 3073 Buffalo Run Thaxton, VA 24174 Attorney for Personal Representative: STEPHEN D. CARLE, Attorney Florida Bar Number: 0213187 HODGES & CARLE, P.A. 38410 North Avenue P. O. Box 548 Zephyrhills, FL 33539-0548 Telephone: (813) 782-7196 Fax: (813) 782-1026 E-Mail: hodgescarle@hotmail.com January 16, 23, 202626-00102P
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FIRST INSERTION

WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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.

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

DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221.

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

<b>Personal Representative:</b> <b>ROSE ANNA BLODGETT-WOOD</b> 12732 Litewood Drive Hudson, Florida 34669 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A. 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 January 16, 23, 202626-00088P
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**PUBLISH YOUR LEGAL NOTICE**  
Call **941-906-9386**  
or email **legal@businessobserverfl.com**



--- 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 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 Mollymavk 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 Ave3  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
January 16, 23, 2026 26-00093P

FIRST INSERTION

**NOTICE TO CREDITORS**  
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 the 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.

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. 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:**  
**Rebecca Viers**  
33516 Isabelle Drive  
Wesley Chapel, FL 33543

Attorney for Personal Representative:  
Nancy McClain Alfonso, Esquire  
Florida Bar Number: 845892  
ALFONSO HERSCH  
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 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

**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 PO Box 338, New Port Richey, FL 34656. 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 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.

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

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

**Personal Representative:**  
**Stephen Jung**  
c/o Bennett Jacobs & Adams, P.A.  
PO Box 3300, Tampa, FL 33601

Attorney for Personal Representative:  
Linda Muralt, Esquire  
FL Bar No. 0031129  
Bennett Jacobs & Adams, P.A.  
PO Box 3300, Tampa, FL 33601  
Phone (813) 272-1400  
Fax (866) 844-4703  
E-Mail: LMURALT@BJA-Law.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.

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.

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

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

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

The date of first publication of this notice is January 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, 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 571, CREST RIDGE GARDENS - UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
Property Address: 4816 PAN-

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2025CA000898CAAXWS**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR VERUS SECURITIZATION**  
**TRUST 2023-INV1,**  
**Plaintiff, v.**  
**LONG & ASSOCIATE OF TAMPA,**  
**LLC, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 5, 2026 and entered in Case No. 2025CA-000898CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein LONG & ASSOCIATE OF TAMPA, LLC, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on February 10, 2026 at 11:00am the following described real 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 RECORDS 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

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NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January







--- ACTIONS / SALES ---

FIRST INSERTION	
<p>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; UNKNOWN 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 MINNIEOLADR 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:</p> <p>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, FLORIDA, BEING FURTHER DE-</p>	<p>SCRIBED AS FOLLOWS: COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 42 FOR A POINT OF BEGINNING; 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 BEGINNING.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo &amp; 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 attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>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 Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.</p> <p>DATED on January 14, 2026 Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller (SEAL) Deputy Clerk: Haley Joyner Diaz Anselmo &amp; 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</p>

FIRST INSERTION	
<p>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. &amp; JANET D. HARTMAN LIVING TRUST, DATED JUNE 2, 2001; UNKNOWN BENEFICIARIES OF THE CHARLES A. &amp; JANET D. HARTMAN LIVING TRUST, DATED JUNE 2, 2001, Defendant(s). TO: Unknown Beneficiaries of the Charles A. &amp; 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:</p> <p>LOT 88, GRAND HORIZONS - PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 99, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p>	<p>TOGETHER WITH: 1998 PALM HARBOR HOME TITLE NUMBER: FLA62751/FLA627511 VIN NUMBER: PH0910082A/BFL Street Address: 37643 Landis Avenue, Zephyrhills, Florida 33541</p> <p>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 attorney, 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, 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. Respond on or before 2/17/2026</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Human Resources 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 notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED on January 14th, 2026. Nikki Alvarez-Sowles, Esq. Clerk of said Court BY: Haley Joyner As Deputy Clerk McCabe, Weisberg &amp; Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 71 3-1400 FLpleadings@MWC-law.com File#:25-400077 January 16, 23, 2026 26-00101P</p>

SUBSEQUENT INSERTIONS	
--- PUBLIC SALES ---	
SECOND INSERTION	
<p>NOTICE OF PUBLIC SALE</p> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p><b>PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432</b> <b>Time: 09:15 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1140 - Rowles, Lori; 1202 - Fowler, Rachel; 1232 - Harris, Terrence; 1257 - Platt, David; 2116 - Gonzalez, Jose Rafael; 2146 - Gizzi, Bill; 2152 - Barnes, Austin; 2210 - Corbett, John; 2218 - Honecker, Tina; 2246 - Dey, Michael; 2248 - Dey, Michael; 2254 - Moore, Lashelle; 2255 - Pruitt, Robert; 2257 - Mayo, Taylor; 3129 - Stampoulis, Patricia; 3147 - Schloss, Roxanne; 3235 - Stout, Stephanie; 3240 - Tello Stanley Insurance LLC Tello, James; 3257 - Kincaid, Morgan; 3333 - Marhafer, Rhiannon; 6000 - Rodriguez, Luis; 6003 - Bias, Ronald; 7007 - Tanzola, Andrew; 7026 - Davis, Daniel; 7039 - clark, Patricia <b>PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376</b> <b>Time: 10:00 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 01018 - Grassi, Deanna; 01038 - Price, Peter; 01074 - Washington, George; 01129 - Mcfarlane, Shashala; 02004 - Ramos, Alyssa; 02012 - Kennedy, Kendra; 02022 - Glover, Christa; 02049 - Marie, Tatiana; 02054 - Velazquez, Victor; 02124 - Young, Elizabeth; 03111 - mcall, Erica; 03123 - Schlechty, Ashley; 03139 - Ray, Michael; 03151 - Young, Brett; 03167 - Canizalez, Milton; 03169 - Kennedy, Charles; 04011 - Ramos, Amaya; 04041 - Baez, Alberto; 04119 - Kimball, Vanessa; 04126 - Hemmings, Demi; 04127 - Daye, Raven; 04139 - Williams, Olivia; 04201 - Lewis, Mercedes <b>PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632</b> <b>Time: 10:15 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 037 - Collins, Maureen; 046 - Nutting, Joi; 062 - Boyd, Rachel; 082 - Kendall, Christa; 118 - Gould, Melody; 204 - drake, Joseph; 208 - Express Expediting Solutions Gomez, Jeremy; 267 - Curney, Broderick; 270 - Moore, Jeremy; 275 - Garcia, Leopoldo; 281 - Antonio-Weldon, Tracey; 307 - Rivera, Jonathan; 322 - Knox, Angela <b>PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578</b> <b>Time: 10:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 11068 - Louis, Hugues; 11177 - Bates, Jennifer; 11180 - Wallace, Christine; 11182 - DANIELE, DONIMIC; 11273 - Everson, Emily; 11276 - Aponte, James; 11292 - Adolph, Elizabeth; 12037 - novis levine, marcie; 12041 - Nelson, Mary; 12060 - Rosado, Amanda; 12069 - Odum, Jessalyn; 12095 - Smith, Dylan; 12147 - Searcy, Lashanda; 12157 - Morales, Jason; 12165 - noblitt, Crystal; 12169 - Hess, Melinda; 12199 - In Motion Technology Services LLC Andersen, Nick; 12202 - Giglio, Justina; 12230 - Woods, Shana N; 12268 - Taylor, Jayden; 12285 - Coppola, Jill; 12291 - Watts, Alejandro; 13006 - Condrich, Michele; 13015 - Gilbert, Savannah; 13018 - Cervantez, Nancy; 13068 - adams, jay; 13080 - Carver, April; 13087 - Ryder, Mark; 13104 - Sirmons, Charya; 13112 - Gillespy, Steven; 13121 - jackson, toby; 13136 - Rodney, Justina; 13162 - Ramos, Yvette; 13173 - Rodriguez, Alex; 13179 - Vitale, Joseph; 13206 - Bushard, Sarah; 13217 - Gutierrez, Angela; 13250 - Hunsinger, Melanie; 13294 - Coppola, Jill; B108 - vargas, yannessa; B126 - Galloway, Melinda; B144 - Dayton, Rachel; B156 - Kilgore, Destyni; B167 - Vertefeuille, Paulette; B168 - Szpak, Sally; B174 - Reale, Michael A; B202 - marino, marianne; B231 - kelly, Kaily; B250 - Granberg, Corinne; C102 - Green, Raneshhea; C104 - McKinnon, Kendra; C157 - Batovsky, John; C236 - Ross, Devina; C255 - Evans, Ronald; C260 - HURD, CLIFFORD; C310 - Raymo, Atreyu; C369 - Conklin, Randy; C380 - Nahlik, Sunshine; D106 - Cowley, Franklin J; D128 - REYNOLDS, PATRICK; D145 - Leathers, Dana; D208 - Stoltzenberg, Emily; D332 - Hall, Emanuel; P139 - goad, anthony <b>PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392</b> <b>Time: 11:30 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1204 - Riccardi-Sirico, D'Anna; 1333 - Hyde, Faith; 1356 - Barnes, Abigail; 1441 - Harrigan, Tim; 1520 - Bauer, Polly Ann; 1718 - Journey Psychiatry &amp; Behavioral Health Brady, Robert; 1922 - Journey Psychiatry &amp; Behavioral Health Brady, Robert; 1933 - Santiago, Samantha; 2303 - Riley, Jamie <b>PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429</b> <b>Time: 11:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 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 <b>PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059</b> <b>Time: 12:00 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 0A102 - amory, Robin; 0A134 - Taylor, Danielle; 0A148 - Grace, Iemari; 0A164 - Richards, Dory; 0A203 - Horton, Sarah; 0A204 - Gaither, Edward; 0A217 - Hite, Tarsha; 0A219 - Tucker, Erica; 0A231 - Fausto, Edward; 0A246 - Evans, Andrew; 0B001 - Popovich, George; 0B008 - Shackett, Sarah; 0B025 - UPS Kaminsky, Danna; 0B027 - Rader, Brian; 0B031 - diesing, Ashley; 0B039 - Megovern, Brittney; 0B056 - Berrios, David; 0B107 - Dovi, Lupe; 0B118 - Gary, Lauryn; 0C015 - valenzano, Angela; 0C049 - Hulglin, Justin; 0D001 - Popovich, George; 0D013 - Musser, Michael; 0D016 - Hooker, Tammy; 0E001A - Horton, Sarah; 0E020 - Fields, Michael; 0E029 - Holbrook, Danelle; 0E047 - DeFranco, Jordyn; 0E058 - santiago, Michael; 0E109 - Gill, Denise; 0E111 - Rayan, Okha; 0E115 - Knox, Tracy; 0E145 - Bryan, Justin; 0E152 - smith, Tammy; 0E164 - Rivera, Michelle; 0E241 - Richards, Dory; 0E243 - Menech, Nicole <b>PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911</b> <b>Time: 12:15 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 047 - waters, Brittane; 048 - Willis, Luellen; 055 - Fuller, Rosalyn; 101 - Kalland, Jordan; 112 - Parker, Julie; 125 - Anderson, Lamont; 140 - Hartnett, Sara; 167 - seratt, Zane; 183 - Otero, Pedro; 208 - Blunt, Christa; 211 - cain, Bruce; 225 - Johnson, Alexis; 243 - Harvey, Brandon; 270 - brewer, John; 310 - Shaf fer, Cathy; 322 - Langlais, Christopher; 376B - Willis, Duncan; 385 - Bryant, Carmen; 439 - Pasker, Alysa; 452 - Moorehead, Susan; 481 - Scydick, Terry; 489 - Soufyani, Rhonda; 490 - traceys loving care llc hendrix, tracey; 504 - Bozarth, Lelia; 547 - Walker, Alexandra; 561 - Limbert, Patrick; 594 - Bass, Glynis <b>PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059</b> <b>Time: 12:30 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1004 - Bacon, Joseph; 1031 - Kimberly, Hicks; 1047 - Corazza, Paul; 1048 - Brown, Dawn; 1070 - Bushway, Duane; 1090 - Layson, Heather; 1105 - Cobb, Cameron; 1127 - Champer, Christian; 1146 - ely, Alyssa; 1168 - Seeland, Sara; 1181 - Hicks, Ashley; 2026 - Young, Baylee; 2045 - O'Reilly, Patrick; 2046 - Fuller, Kirsten; 2049 - Moore, Morgan; 2053 - Riggs, Jordan; 2071 - Russo, Gina; 2077 - McClellan, Carlette; 2105 - Zalneraitis, Melinda; 2112 - Santiago, Luis; 2133 - Velez, Yasmin; 2149 - TOPALIDES, MARIA; 2191 - Manriquez, Esperanza; 2198 - kallergis, Hailey; 2215 - rice, Samantha; 2223 - Collins, Derrick; 2225 - Cancel, Yazmin K; 2228 - Gorr, Stacy; 2248 - villanueva, Nicole; 2261 - Smith, Dana; 2277 - Thomas, Charles; 2280 - Bonilla, Judith; 3016 - Rains, Dawn; 3028 - Gallegos, Vanessa; 3030 - Barber, Shawn; 3034 - jones, Karen; 3051 - fort, Amy; 3069 - Reetz, Jeffery; 3105 - Andersonn, Jaylynn; 3122 - kimball, keith; 3163 - TOPALIDES, MARIA; 3184 - Brennan, Amanda; 3294 - Crossman, Greg; 3299 - Swenton, Chris; RV04 - Hart, Joshua; RV41 - Woody, Michael <b>PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964</b> <b>Time: 12:45 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 1010 - Parry, Max; 1030 - scott, Micheal; 1082 - Hilton JR, Boakai; 1113 - Aikens, Jeremy; 1116 - Peynado, Ann; 1133 - Torres, Stephanie; 2027 - Johns, Kendra; 2050 - Yawger, Naja; 2060 - Webster, Stephanie; 2108 - Sullivan, Kaylee; 2115 - Garcia, Russell; 2116 - Rein, Carol; 2118 - Brink, Shannon; 2217 - Feeley, Cindy; 2243 - Keister, John; 3031 - Devine, Kelly; 3033 - Jasmin, Rebecca; 3044 - Dennard, Belinda; 3091 - Gordon, Nicole; 3199 - Lowe, Eric; 3217 - Melton, Narjhara; 4000 - Cromer, Tom; 4040 - Collins, Pamela <b>PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245</b> <b>Time: 01:30 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> B009 - Bologna, April; E004 - Gallo, Brandi <b>PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254</b> <b>Time: 01:45 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 0128 - Green, Ashley; 0204 - carter, Kelly; 0206 - Miranda, Nevaeh; 0231 - PETERSON, JULIE ELLEN; 0248 - Miller, Kimberly; 0301 - Goins, Thomas; 0506 - Brown, Brandon; 0508 - Almonte, Catherine; 0512 - Miller, Kimberly; 1012 - Petruzzo, Michael; 2069 - Rains, Shyann; A103 - Lanier, Dustin <b>PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041</b> <b>Time: 02:00 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 0509 - Sterling, Latavia; 0514 - Hopper, Jason; 0608 - Brower, Jennifer; 1209 - Perez, Jose; 1509 - Fabricant, Patricia; 1558 - pollice, george; 1714 - Hart, Rebecca; 1906 - Radwan, Crystal; 2324 - Derkowski, Stephen Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. January 9, 16, 2026 26-00025P</p>	

Q

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

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

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Q&A

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1/18/23 1/26



# 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

Most 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.



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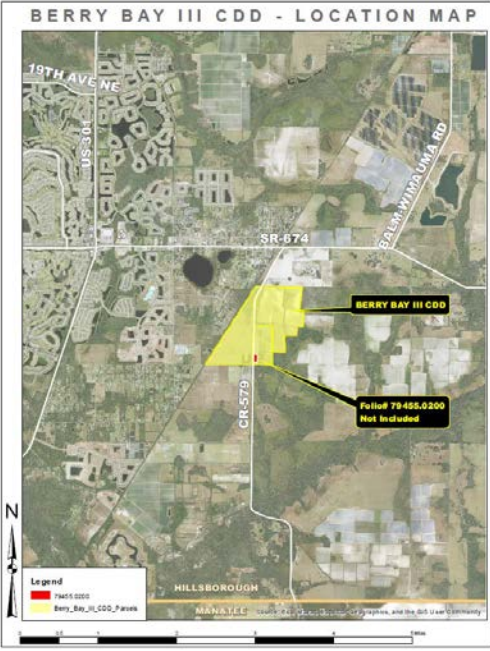
PUBLIC SALES / ACTIONS

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THIRD INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-007384</b> <b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, v. ONE HOUR HOUSE SOLUTIONS LLC; et al, Defendant(s).</b> To the following Defendant(s): JESUS RIVERA (Last Known Address: 4921 EL-DORADO, TAMPA, FL 33615)</p> <p>YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:</p> <p>THE EAST 20 FEET OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 3, C. C. AMAN’S SUBDIVISION, ACCORDING 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.</p> <p>PROPERTY ADDRESS: 2207 E 23RD AVE, TAMPA, FL 33605</p> <p>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-</p>		
<p>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 default will be entered against you for the relief demanded in the complaint.</p> <p>This notice is provided pursuant to Administrative Order No. 2010-08</p> <p>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 Court Administration at least 7 days before your scheduled court appearance, or immediately 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.</p> <p>WITNESS my hand and the seal of this Court this 22 day of Dec, 2025.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Ghidotti   Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 January 2, 9, 2026 26-00021H</p>		

THIRD INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY</p> <p><b>CASE NO. 25-CA-006768</b> <b>NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TYRELL L CARTER, et al., Defendant.</b> To the following Defendant(s): THE UNKNOWN TRUSTEES, SETTLORS, AND BENEFICIARIES OF ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST SHERANTA ANITA SUMMERSET TRUST A/K/A SHERANTA A SUMMERSET TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS 4619 Limerick Dr. Tampa, FL 33610</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>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, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the</p>		
<p>Clerk 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.</p> <p>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 Court Administration at least 7 days before your scheduled court appearance, or immediately 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.</p> <p>WITNESS my hand and seal of this Court this 13 day of November, 2025.</p> <p>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</p> <p>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</p>		

THIRD INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-011238</b> <b>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).</b> TO: Elcido A. Sosa a/k/a Elcido Antonio Sosa a/k/a Elcido Ant Sosa 3324 West Ivy Street Tampa, Florida 33607</p> <p>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</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>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 RECORDED IN PLAT BOOK 5 AT PAGE 42 OF THE PUBLIC RE-</p>		
<p>CORDS OF HILLSBOROUGH COUNTY, PUBLIC RECORDS. Street Address: 3324 West Ivy Street, Tampa, Florida 33607</p> <p>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 attorney, 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated on DEC 18 2025.</p> <p>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</p>		

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

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-

THIRD INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-009961</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SHARON D. REID AND GERALD M. McDONALD. et. al. Defendant(s).</b> TO: SHARON D. REID, UNKNOWN SPOUSE OF SHARON D. REID, 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 fore-closed herein.</p>		
<p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 12, BLOCK 6 OF SOUTH BAY LAKES - UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE(S) 124-131, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1/27/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default</p>		
<p>will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>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 Court Administration at least 7 days before your scheduled court appearance, or immediately 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.</p>		
<p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 22 day of December 2025.</p> <p>VICTOR CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Jennifer Taylor DEPUTY CLERK Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-338958 January 2, 9, 2026 26-00017H</p>		

THIRD INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-008806</b> <b>PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. XXAVIER CHISOLM; Z'DANY CHISOLM; ARLENA CHISOLM; VERNON L. BENEDICT; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF OZEL CHISHOLM A/K/A OZEL CHISOLM; UNKNOWN SUCCESSOR TRUSTEE OF THE OZEL CHISHOLM TRUST; UNKNOWN SPOUSE OF XXAVIER CHISOLM; UNKNOWN SPOUSE OF Z'DANY CHISOLM; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN</b></p>		
<p><b>TENANT #2 IN POSSESSION OF THE PROPERTY; Defendant(s).</b> To the following Defendant(s): ARLENA CHISHOLM Last Known Address 3507 N 12th St Tampa, FL 33605 UNKNOWN SUCCESSOR TRUSTEE OF THE OZEL CHISHOLM TRUST Last Known Address 3507 N 12th St Tampa, FL 33605 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF OZEL CHISHOLM A/K/A OZEL CHISOLM Last Known Address UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 1 IN BLOCK “C” OF GONZALES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12 ON PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,</p>		
<p>FLORIDA. ALSO A STRIP OF LAND 2.0 FEET WIDE IMMEDIATELY NORTH AND ADJOINING LOT 1 IN BLOCK “C” OF GONZALES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12 ON PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 3507 N 12TH ST, TAMPA, FL 33605</p> <p>has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, on or before February 3, 2026 or 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand in the complaint.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs an accommodation in order</p>		
<p>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 Court Administration at least 7 days before your scheduled court appearance, or immediately 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..</p> <p>WITNESS my hand and the seal of this Court this 29 day of December, 2025 .</p> <p>VICTOR CRIST As Clerk of the Court by: (SEAL) By: JENNIFER TAYLOR As Deputy Clerk</p> <p>Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 January 2, 9, 2026 26-00030H</p>		











--- 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-00520, STYLED AS WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCRE16, MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES BY LNR PARTNERS, LLC, IN ITS CAPACITY AS SPECIAL SERVICER VS. PORT RICHEY PARTNERS LLC, a Delaware Limited Liability Company, NOTICE IS HEREBY GIVEN that pursuant to a FINAL JUDGMENT OF FORECLOSURE (CONSENTED TO BY BORROWER) dated December 1, 2025, entered in the above styled cause now pending in said court, that Nikki Alvarez-Sowles, Pasco County Clerk and Comptroller, will sell to the highest and best bidder for cash the following described real and other property in Pasco County, Florida, in accordance with section 45.031, Florida Statutes by public sale beginning at 11:00 a.m. on the 3rd day of February, 2026, at the online foreclosure sale at [www.pasco.rcallforclose.com](http://www.pasco.rcallforclose.com).

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

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

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

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

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

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

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

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

SECOND INSERTION

**NOTICE OF ACTION** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY **CASE NO. 2025CA002692CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. NYDIA L. CONCEPCION RODRIGUEZ A/K/A NYDIA CONCEPCION, et al., Defendant.** To the following Defendants: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CANDIDA M RODRIGUEZ VIERA A/ KIA CANDIDA RODRIGUEZ VIERA A/KIA CANDIDA M RODRIGUEZ A/KIA CANDIDA RODRIGUEZ, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS 5552 24th St., Zephyrhills, FL 33542 RAFAEL E. CONCEPCION 8706 104th St., Richmond Hill NY 11418 UNKNOWN SPOUSE OF RAFAEL E. CONCEPCION 8706 104th St., Richmond Hill NY 11418 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE NORTH 48 FEET OF LOT 17 AND THE SOUTH 7 FEET OF LOT 18, HAZEL HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Charles P. Guf-

ford, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before February 9, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 7th day of January, 2026. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) BY: /s/ Shakira Ramirez Pagan Deputy Clerk MCCALLA RAYMER LEBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-12840FL January 9, 16, 2026 26-00063P

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, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUIS A. DERISE A/K/A LOUIS DERISE, DECEASED, et. al. Defendant(s),** TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSAN DERISE A/KIA SUSAN L. DERISE, DECEASED, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 602, REGENCY PARK, UNIT FIVE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGES 50 AND 51,

OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 02/09/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 7, 2026 NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Shakira Ramirez Pagan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-047653 January 9, 16, 2026 26-00064P

FOURTH INSERTION

**NOTICE OF ACTION** (formal notice by publication) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA **CASE NO.: 2025CA003327CAAXES DIVISION: Y** **Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Mary Bauman and The Recovery Agents, LLC, Defendants.** TO: Mary Bauman 2 Smith Road Pine Valley, NY 14872 YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dade City, FL 33525 on or before JANUARY 26TH, 2026 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on this December 17, 2025 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller As Clerk of the Court (SEAL) By: Deputy Clerk: Haley Joyner As Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-02650P

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