

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION	
NOTICE OF CLOSED EXECUTIVE SESSION OF THE BOARD OF SUPERVISORS OF EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT	
A regular meeting of the Board of Supervisors (“Board”) of the Epperson North Community Development District (“District”) will be held on Wednesday, February 4, 2026, at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Boulevard, Wesley Chapel, Florida 33545. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Vesta Property Services, Inc., at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or (321) 263-0132 (“ District Manager’s Office ”).	
In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District’s security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.	
The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.	
At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager January 23, 2026	26-00164P

FIRST INSERTION	
NOTICE OF BOARD MEETING CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of Connerton East Community Development District will hold their regular meeting on February 10, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.	
A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District’s website https://www.connertoneastcdd.org, or may be obtained by contacting the District Manager’s office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 to participate in these meetings 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 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Scott Brizendine District Manager January 23, 2026	26-00135P

FIRST INSERTION	
Notice of Revised Fiscal Year 2026 Meetings Abbott Square Community Development District	
The Board of Supervisors of the Abbott Square Community Development District will hold the meetings for Fiscal Year 2026 at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541, on the second Monday of every month at 5:30 p.m. as follows:	
February 9, 2026 March 9, 2026 April 13, 2026 May 11, 2026 June 8, 2026 July 13, 2026 August 10, 2026 September 14, 2026	

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Infra-mark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each 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.

Alize Aninipo District Manager January 23, 2026	26-00136P
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FIRST INSERTION	
NOTICE OF BOARD MEETING NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of New Port Corners Community Development District will hold their regular meeting on February 10, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.	
A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District’s website https://www.newportcornerscdd.org, or may be obtained by contacting the District Manager’s office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 to participate in these meetings 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 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Scott Brizendine District Manager January 23, 2026	26-00137P

--- PUBLIC SALES ---	
FIRST INSERTION	
NOTICE OF BOARD MEETING SAGEBRUSH COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of SageBrush Community Development District will hold their regular meeting on February 10, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.	
A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District’s website https://www.sagebrushcdd.org, or may be obtained by contacting the District Manager’s office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 to participate in these meetings 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 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Scott Brizendine District Manager January 23, 2026	26-00138P

FIRST INSERTION	
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY CASE NO. 2024DP000081DPAXWS IN THE INTEREST OF: T.M. DOB: 4/19/2025, N.W. DOB: 9/4/2023, H.W. DOB: 2/10/2022, J.W. DOB: 4/13/2020, MINOR CHILDREN TO: Jacob Dakota Wood, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: T.M. born on 4/19/2025, N.W. born on 9/4/2023, H.W. born on 2/10/2022, J.W. born on 4/13/2020. You are hereby commanded to appear on February 17, 2026, at 3:00 PM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. 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) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings 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 or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 15th day of January, 2026. OFFICE OF NIKKI ALVAREZ-SOWLES, ESQ. Clerk and Comptroller (SEAL) By: Deputy Clerk /s/ Daniel Bohannon Assistant State Attorney Bar Number 1054433 Jan. 23, 30; Feb. 6, 13, 2026 26-00152P	

FIRST INSERTION	
NOTICE OF BOARD MEETING MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors of the Mitchell Ranch Community Development District will hold their regular monthly meeting on February 10, 2026 at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District’s website https://www.mitchellranchcdd.org, or may be obtained by contacting the District Manager’s office via email at scraft@rizzetta.com or via phone at 813-994-1001.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings 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 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Sean Craft District Manager January 23, 2026	26-00158P

FIRST INSERTION	
NOTICE OF BOARD MEETING ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors (“Board”) of Acacia Fields Community Development District will hold their regular meeting on February 10, 2026 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.	
A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District’s website https://www.acaciafieldscdd.org, or may be obtained by contacting the District Manager’s office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. 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 to participate in these meetings 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 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Scott Brizendine District Manager January 23, 2026	26-00134P

FIRST INSERTION	
NOTICE OF BOARD MEETING COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT	
Notice is hereby given that the Board of Supervisors of the Copperspring Community Development District will hold their regular monthly meeting on February 10, 2026 at 11:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, located at 2155 Northpointe Parkway, Lutz, Florida 33588.	
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for this meeting may be viewed on the District’s website https://www.copperspringcdd.org, or may be obtained by contacting the District Manager’s office via email at scraft@rizzetta.com or via phone at 813-994-1001.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings 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 1 (800) 955-8770, who can aid you in contacting the District Office.	
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Sean Craft District Manager January 23, 2026	26-00159P

FIRST INSERTION	
NOTICE OF BOARD OF SUPERVISORS’ MEETING & SHADE SESSION	
Notice is hereby given that the Board of Supervisors (“Board”) of the Epperson North Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on Wednesday, February 4, 2026, at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Boulevard, Wesley Chapel, Florida 33545. During the regular meeting, the Board will announce the commencement and termination of an attorney-client session. The attorney-client shade session is expected to start at 6:00 p.m. The regular Board meeting is expected to start at 7:00 p.m. or immediately after the conclusion of the District’s attorney-client shade session, whichever is later.	
The attorney-client session, which will be closed to the public pursuant to Section 286.011(8), <i>Florida Statutes</i> , relates to discussion of settlement negotiations and strategy related to litigation expenditures in the matter of <i>Epperson North Community Development District, and Epperson North, LLC vs. Heidt Design, LLC, and Boyan Pargov, P.E.</i> , Case Number 2020-CA-002703CAAXES, pending in the Circuit Court for Pasco County. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the shade session shall be limited to the following: Patrick Collins, Esq., Meredith W. Hammock, Esq., Nicole Burt, Esq., Guy Shir, Esq., Heath Beckett (District Manager), Carlos Alvarez, Garrett Marshall, Jenna O’Brien, Mike Lawson, Doug Draper, and a court reporter. The attorney-client shade session is anticipated to last 30 minutes and will be transcribed by a court reporter.	
In addition to the closed attorney-client shade session, the Board will hold a regular Board meeting to discuss any business which may come before the Board. A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta Property Services, Inc., at 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“District Manager’s Office”), by visiting the District’s website at https://www.eppersonnorthcdd.org, by emailing the District Manager at hbeckett@vestapropertyservices.com, or by telephoning (321) 263-0132 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions 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 such meeting.	
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 this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance 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 23, 2026	26-00162P

FIRST INSERTION	
NOTICE OF BOARD OF SUPERVISORS’ MEETING & SHADE SESSION	
Notice is hereby given that the Board of Supervisors (“Board”) of the Epperson North Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on Wednesday, February 4, 2026, at 6:00 p.m. at the Epperson Lakehouse, 9045 Ivy Stark Boulevard, Wesley Chapel, Florida 33545. During the regular meeting, the Board will announce the commencement and termination of the attorney-client session. The attorney-client shade session is expected to start at 6:30 p.m. The regular Board meeting is expected to start at 7:00 p.m. or immediately after the conclusion of the District’s attorney-client shade session, whichever is later.	
The attorney-client session, which will be closed to the public pursuant to Section 286.011(8), <i>Florida Statutes</i> , relates to discussion of settlement negotiations and strategy related to litigation expenditures in the matter of <i>Floralawn, Inc. vs. Epperson North Community Development District</i> , Case Number 2025-CC-008482-ES, pending in the Circuit Court for Pasco County. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the shade session shall be limited to the following: Patrick Collins, Esq., Meredith W. Hammock, Esq., Guy Shir, Esq., Heath Beckett (District Manager), Carlos Alvarez, Garrett Marshall, Jenna O’Brien, Mike Lawson, Doug Draper, and a court reporter. The attorney-client shade session is anticipated to last 30 minutes and will be transcribed by a court reporter.	
In addition to the closed attorney-client shade session, the Board will hold a regular Board meeting to discuss any business which may come before the Board. A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta Property Services, Inc., at 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“District Manager’s Office”), by visiting the District’s website at https://www.eppersonnorthcdd.org, by emailing the District Manager at hbeckett@vestapropertyservices.com, or by telephoning (321) 263-0132 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions 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 such meeting.	
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 this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least three business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance 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 23, 2026	26-00163P

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Meetings
REVISED FISCAL YEAR 2025/2026
HARVEST RIDGE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harvest Ridge Community Development District shall be held at 6:00 p.m. at the New River Amenity Center located at 5227 Autumn Ridge Drive, Wesley Chapel, FL. The meeting dates are as follows:

February 10, 2026 6:00 p.m.
March 10, 2026 6:00 p.m.
April 14, 2026 6:00 p.m.
May 12, 2026 6:00 p.m.
June 9, 2026 6:00 p.m.
July 14, 2026 6:00 p.m.
August 11, 2026 6:00 p.m.
September 8, 2026 6:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 873-7300, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Inframark at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Inframark, District Manager
January 23, 2026

26-00178P

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/06/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 HILLC mobile home bearing vehicle identification number 02613367G and all personal items located inside the mobile home. Last Tenant: Paul Steven Poppino and Rachel Kathy Mae Poppino. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, 813-782-0012.
January 23, 30, 2026 26-00160P

FIRST INSERTION

NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 02/16/26 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: DCB COMPANY, PAINT DEPARTMENT LLC 3CZRM3H35EG706101 2014 HOND 6894.78 TEL:813-697-1791 MV#: MV111124 LOCATION: 31548 SPOONFLOWER CIR, WESLEY CHAPEL, FL 33545/
January 23, 2026 26-00161P

FIRST INSERTION

Effective Feb. 14, 2026,
Marco Melek, MD., will
no longer be providing care at Optum.

Patients of Dr. Melek may continue
care at Optum – Ridge

Patients can obtain copies of their
medical records at:
Optum – Ridge
8501 Little Rd.
New Port Richey, FL 34654
Phone: 1-727-869-7755
Fax: 1-817-514-7879.

Jan. 23, 30; Feb. 6, 13, 2026
26-00150P

FIRST INSERTION

**LETTERS OF ADMINISTRATION
(single personal representative)**
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
51-2025-CP-001938-CPAXWS
IN RE: ESTATE OF
TRACEY LYNN MILLER,
a/k/a Tracey Lynne Miller,
Deceased.

TO ALL WHOM IT MAY CONCERN:
WHEREAS, TRACEY LYNN MILLER a/k/a TRACEY LYNN MILLER died on October 10, 2025 owning assets in the State of Florida, and WHEREAS, JOSH MILLER, has been appointed as Personal Representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned Circuit Judge, declare that JOSH MILLER is duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of TRACEY LYNN MILLER, a/k/a TRACEY LYNN MILLER, deceased with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

DONE AND ORDERED in Chambers, New Port Richey, Pasco County, Florida this 16 day of January, 2026.
Circuit Judge Linda H. Babb
January 23, 30, 2026 26-00175P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000263TDAXXX

That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105266
Year of Issuance: 06/01/2022
Description of Property:
28-25-17-0210-28500-0030
MOON LAKE ESTATES UNIT 21
PB 7 PG 56 LOT 3 BLOCK 285
Name(s) in which assessed:
DINA GUIRGUIS
ADEL ROFAIL
ADEL ROFAIL AND DINA GUIRGUIS

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00111P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000293TDAXXX

That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2109304
Year of Issuance: 06/01/2022
Description of Property:
34-26-16-0000-00500-0041
COM AT NE COR OF LOT 56
CHELSEA PLACE UNIT TWO-
A PB 28 PGS 119-124 TH ALG
NLY EXT OF WLY R/W LINE OF
DAVENPORT DR ALG CV L RAD
275.00 FT CHD N18DEG26°02"W
11.25 FT TH N19DEG36°22"W
175.66 FT TH S70DEG23°38"W
150.00 FT TH N49DEG47°04"W
197.29 FT TH N00DEG23°38"E
275.00 FT TO S BDY OF MITCH-
ELL BLVD PHASE K (PARCEL B
REV) PER OR 1639 PGS 219-222
TH S89 DEG36°22"E 76.53 FT TH
S00DEG 23°38"W 30.04 FT TO
POB TH S89DEG36°22"E 8.00
FT TH S00DEG23°38"W 8.00
FT TH N89DEG36°22"W 8.00
FT TH N00DEG23°38"E 8.00 FT
TO POB A/K/A MONOPOLE AD-
VERTISING DISPLAY OR 3371
PG 1861

Name(s) in which assessed:
CHELSEA PROPERTIES INC
CARLA MINIERI REGISTERED
AGENT
WYNDHAM INVESTMENT
CORP

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00130P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000288TDAXXX

That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2101415
Year of Issuance: 06/01/2022
Description of Property:
09-26-21-007B-00000-0450
SANDALWOOD MOBILE
HOME COMMUNITY FIRST
ADDITION PB 25 PGS 116-117
LOT 45 OR 2042 PG 1381
Name(s) in which assessed:
KATHERINE L STEFANSKI

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00125P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000292TDAXXX

That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2100610
Year of Issuance: 06/01/2022
Description of Property:
26-24-21-0000-09300-0000
W50FT OF E70FT OF N125FT
OF S150FT OF SW1/4 OF NW1/4
OF NW 1/4 PER RB 449 PG 195
OR 1136 PG 532
Name(s) in which assessed:
HAZE RAY
JEAN RAY

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00129P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000295TDAXXX

That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105209
Year of Issuance: 06/01/2022
Description of Property:
22-25-17-0020-00000-3851
MOON LAKE ESTATES UNREC
PLAT POR OF TRACT 385 DESC
AS COM MOST SLY COR LOT
36 BLOCK 218 MOON LAKE
ESTATES UNIT 13 PB 6 PGS 6-8
TH S44DEG00°00"W 7.89 FT
TO WEST LN SEC TH S01DEG
01°52"W 1605.96 FT ALG SAID
WEST LN TH DUE EAST 324.57
FT TO POB TH N28DEG12°30"E
191.09 FT TH S62DEG04°34"E
351.06 FT TH S20DEG18°41"W
25.38 FT TH S39DEG28°41"W
290.79 FT TH N40DEG15°24"W
320.16 FT TO POB OR 4120 PG
1687

Name(s) in which assessed:
PATRICK F HUGHES
MELISSA HUGHES
All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00132P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000291TDAXXX

That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2104930
Year of Issuance: 06/01/2022
Description of Property:
16-25-17-0090-14400-0580
MOON LAKE ESTATES UNIT 9
PB 4 PGS 101-102 LOTS 58 & 59
BLOCK 144 OR 5304 PG 1829
Name(s) in which assessed:
KENNETH E FORD REV LIV
TRUST
KEVIN FORD
KEVIN M FORD
KENNETH E FORD
REVOCABLE LIVING TRUST

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00128P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000296TDAXXX

That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2101481
Year of Issuance: 06/01/2022
Description of Property:
10-26-21-0030-00000-0010
ZEPHYR OASIS PB 3 PG 71 LOT
1 BLOCK B OR 9078 PG 259
Name(s) in which assessed:
J AND G RESTAURANT
PROPERTIES LLC
GEORGE ILLES REGISTERED
AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk

Jan. 23, 30; Feb. 6, 13, 2026
26-00133P

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION**
File No.
51-2025-CP-001385-CPAXWS
Division Probate
IN RE: ESTATE OF
STACEY A. BARTH
Deceased.

The administration of the estate of Stacey A. Barth, deceased, whose date of death was May 4, 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
Ronie Botts
16557 Lake Bragadoun Circ.
Tampa, Florida 33618

Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone: (727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondE-Mail:
webmaster@beilandhay.com
January 23, 30, 2026 26-00146P

Q&A

What is a public notice?

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

1W/8237_V9

TAX DEEDS

<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000268TDAXXX</div> <div>That JAMON BOWEN, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107855 Year of Issuance: 06/01/2022 Description of Property: 06-26-16-001D-00000-0320 GULF HARBORS SEA FOREST UNIT 2-B PB 23 PGS 47-51 LOT 32 Name(s) in which assessed: ALLSTATE SERVICING INC MATTHEW S TABACCHI REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00114P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000269TDAXXX</div> <div>That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1707363 Year of Issuance: 06/01/2018 Description of Property: 34-24-16-0110-000000-1350 FLORESTATE PARK UNIT 2 PB 8 PG 101 LOT 135 OR 8255 PG 248 Name(s) in which assessed: JONATHAN R POLITANO REGISTERED AGENT ELLA III LLC All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00115P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000273TDAXXX</div> <div>That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104685 Year of Issuance: 06/01/2022 Description of Property: 10-25-17-0050-06400-0350 MOON LAKE ESTATES UNIT 5 PB 4 PGS 84-85 LOTS 35 & 36 BLOCK 64 OR 1714 PG 1040 Name(s) in which assessed: EVELYN KEILTY ESTATE OF EVELYN KEILTY DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00118P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000275TDAXXX</div> <div>That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108254 Year of Issuance: 06/01/2022 Description of Property: 16-26-16-051A-00000-0960 VIRGINIA CITY UNIT 1 PB 10 PG 139 LOT 96 OR 8591 PG 777 Name(s) in which assessed: NANCY M NEWSOM KYLE LEE NEWSOM AND NANCY M NEWSOM KYLE LEE NEWSOM All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00120P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000284TDAXXX</div> <div>That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2100103 Year of Issuance: 06/01/2022 Description of Property: 30-26-22-0010-03600-0040 CRYSTAL SPRINGS COLONY FARMS PB 2 PG 24 THE NORTH 1/2 OF THE SOUTH 1/2 TRACT 36 OR 7983 PG 803 Name(s) in which assessed: JAIME KAY PARK All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00121P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000285TDAXXX</div> <div>That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104681 Year of Issuance: 06/01/2022 Description of Property: 10-25-17-0050-06200-0190 MOON LAKE ESTATES UNIT 5(01) PB 4 PGS 84-85 LOTS 19-22 INCL BLOCK 62 OR 9692 PG 3211 Name(s) in which assessed: TROY SEAN KING All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00122P</div>
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<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000270TDAXXX</div> <div>That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 1705836 Year of Issuance: 06/01/2018 Description of Property: 10-25-17-0050-07200-0270 MOON LAKE ESTATES UNIT 5 PB 5 PG 84 LOTS 27 28 29 & 30 BLOCK 72 OR 9078 PG 1744 Name(s) in which assessed: GIUSEPPE MANNINO All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00116P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000266TDAXXX</div> <div>That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2109664 Year of Issuance: 06/01/2022 Description of Property: 36-26-15-095E-00002-0950 HOLIDAY LAKE ESTATES UNIT 20 PB 12 PG 18 LOT 2095 Name(s) in which assessed: GIOVANNI DELMONTE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00113P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000294TDAXXX</div> <div>That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101709 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0280-00000-0350 WINTERS SUB 3RD ADDITION PB 9 PG 88 LOT 35 OR 8701 PG 2468 Name(s) in which assessed: THOMAS R BRYAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00131P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000274TDAXXX</div> <div>That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104582 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0020-00500-0120 MOON LAKE NO 2 MB 4 PG 74 LOTS 12 & 13 BLK 5 Name(s) in which assessed: LEO MOTLEY ESTATE OF LEO MOTLEY DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00119P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000286TDAXXX</div> <div>That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2101657 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0060-00600-1200 SUNRISE PARK PB 1 PG 58 EAST 1/2 OF LOTS 120 122 & 124 BLOCK 6 OR 8065 PG 1498 Name(s) in which assessed: ANTHONY SCOTT ROOT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00123P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000289TDAXXX</div> <div>That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2108746 Year of Issuance: 06/01/2022 Description of Property: 22-26-16-0010-00D00-0290 ANCLOTE RVR ESTS-1 MB 6 PG 1 L 29 BLK D RB 612 PG 782 Name(s) in which assessed: JOHN W BAULDREE MINA BAULDREE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00126P</div>
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<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000271TDAXXX</div> <div>That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107428 Year of Issuance: 06/01/2022 Description of Property: 31-25-16-0090-00A00-0470 MARINA PALMS PB 26 PGS 4-6 LOT 47 BLOCK A OR 9643 PG 1016 Name(s) in which assessed: TOTAL REHAB & ASSOCIATE INC TOTAL REHAB AND ASSOCIATES INC AMERICAN SAFETY COUNCIL INC REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00117P</div>	<div>FIRST INSERTION</div> <div>Notice of Application for Tax Deed 2025XX000290TDAXXX</div> <div>That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104802 Year of Issuance: 06/01/2022 Description of Property: 15-25-17-0100-18200-0360 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 36 & 37 BLOCK 182 OR 5214 PG 1270 Name(s) in which assessed: KENNETH E FORD REVOCABLE LIVING TRUST FRANK BROWN III KENNETH E FORD REV LIV TRUST All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00127P</div>	<div>FIRST INSERTION</div> <div>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 002347 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2004-A5, Plaintiff, VS. JOSE O. AGUIAR A/K/A JOSE AGUIAR; MARIA J. AGUIAR; TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK; RESCUE ROOFING OF TAMPA INC.; THOUSAND OAKS MASTER ASSOCIATION, INC.; THOUSAND OAKS EAST-PHASES II AND III HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS</div>	<div>FIRST INSERTION</div> <div>SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 17, 2025 in Civil Case No. 2024 CA 002347, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2004-A5 is the Plaintiff, and JOSE O. AGUIAR A/K/A JOSE AGUIAR; MARIA J. AGUIAR; TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK; RESCUE ROOFING OF TAMPA INC.; THOUSAND OAKS MASTER ASSOCIATION, INC.; THOUSAND OAKS EAST-PHASES II AND III HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,</div>	<div>FIRST INSERTION</div> <div>WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on March 30, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 32 IN THOUSAND OAKS EAST PHASES II AND III, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 40, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA 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. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information</div>	<div>FIRST INSERTION</div> <div>Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14th day of January, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4049B January 23, 30, 2026 26-00142P</div>
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SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V33

FIRST INSERTION

NOTICE TO CREDITORS
IN THE 6th JUDICIAL CIRCUIT
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025CP001950CPAXES**
Division Babb
IN RE: ESTATE OF CORDEL JUNE
YVONNE BATCHELOR
Deceased.

The administration of the estate of Cordel June Yvonne Batchelor, deceased, whose date of death was September 4th, 2024 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIOD 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. 732.2211.

The date of first publication of this notice is: 1/23/26.

Kandia Batchelor
11536 SW 14th Street Pembroke Pines, FL 33025
Respectfully Submitted,
SUNSHINE STATE PROBATE
Attorney for Personal Representative
5915 NW 27th Ave
Gainesville FL 32606
Telephone: 352-4-ESTATE (378283)
Email:
Nathan@sunshinestateprobate.com
By /S/ Nathan E. Nevins
Nathan E. Nevins, Esq.
Fla. Bar No 106128
January 23, 30, 2026 26-00147P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. **2025CP002075CPAXES**
IN RE: Estate of
JOANN M. BAXTER,
a/k/a **JOANN BAXTER,**
Deceased.

The administration of the estate of JOANN M. BAXTER, a/k/a JOANN BAXTER, deceased, whose date of death was JANUARY 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative
DENNIS C. BAXTER
37634 Eiland Boulevard
Zephyrhills, FL 33542
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar Number 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
January 23, 30, 2026 26-00173P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.:
51-2025-CP-002002 CPAX WS
IN RE: THE ESTATE OF
LINDA LORETTA PENNINGTON,
Deceased.

The administration of the estate of LINDA LORETTA PENNINGTON, deceased, whose date of death was October 28, 2025, 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 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 23, 2026.

Personal Representative:
MARCE EDMOND WARD
1314 Shell Beach Drive
Little Elm, TX 75068
Attorney for Personal Representative:
ELLEN L. REGNERY, ESQ.
E-mail: eregnery@nasonyeager.com
Florida Bar No. 863769
Nason Yeager Gerson Harris & Fumero, P.A.
3001 PGA Blvd., Ste. 305
Palm Beach Gardens, FL 33410
Telephone: (561) 686-3307
January 23, 30, 2026 26-00176P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. **2022CA000882CAAXES**
Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all
other parties claiming interest
by, through, under or against
the Estate of Jimmy D. Blount,
Deceased,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000882CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jimmy D. Blount, Deceased; Alan Brian Blount a/k/a Alan B. Blountare; Clerk of the Court, Pasco County, Florida; David Dwayne Blount a/k/a David D. Blount; Ferlin Keith Vest a/k/a Ferlin K. Vest; Graydon Dale Vest a/k/a Graydon D. Vest a/k/a Graydon Vest; Gretchen Danielle Vest a/k/a Gretchen D. Vest a/k/a Gretchen Danielle Parker; Miranda Roseanne Cloud a/k/a Miranda Cloud; Perry Junior Blount a/k/a P.J. Blount; Amanda Sapp; Gregory Vest; Vickie Dianne Schuchardt a/k/a Vickie D. Schuchardt a/k/a Vickie Schuchardt; Wendy Mata a/k/a Wendy Blount f/k/a Wendy Lynn Blount-Terrado f/k/a Wendy Terrado; William Randolph Cloud II a/k/a William Randolph Cloud are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:
THAT PART OF NORTHWEST 1/4 OF THE NORTHEAST 1/4

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **2025-CP-001863**
IN RE: ESTATE OF
LUCAS GUADARRAMA,
Deceased.

The administration of the estate of LUCAS GUADARRAMA, deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 23, 2026.

HELEN GUADARRAMA
Personal Representative
6016 Parkhill Terrace Drive
Zephyrhills, FL 33542
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
January 23, 30, 2026 26-00155P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO 2025-CP-001981
IN RE: THE ESTATE OF
JOSEPHINE MARION MILLER
Deceased.

The administration of the estate of Josephine Marion Miller, deceased, whose date of death was November 20, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit of the State of Florida, in and for the County of Pasco – Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. 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 23, 2026.

Personal Representative:
Alan Richard Miller
8927 Beeler Drive
Tampa, FL 33626
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 23, 30, 2026 26-00148P

FIRST INSERTION

NOTICE OF RESCHEDULED FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
2024CA002834CAAXWS
2019 LENDER 7, LLC,
Plaintiff, v.
SEAN GILMAN,
Defendant.
Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in this cause 2024CA-002834CAAXWS, in the Circuit Court of Pasco County, The Clerk of the Court, NIKKI ALVAREZ-SOWLES will sell the real property situated in Pasco County, Florida, described as:
Lot 30, Rainbow Oaks, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 69 through 75, inclusive, of the Public Records of Pasco County, Florida.
at public sale, to the highest and best bidder, for cash, on February 26, 2026 by electronic sale beginning at 11:00 a.m. at: www.pasco.realforeclose.com. 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 within 60 days after the sale.
In accordance with the American with Disability Act, persons needing special accommodations to participate in this proceeding should contract the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the bottom of the notice. 1-800-955-8771 (TDD) or 1-800-955 via Florida Relay Service.”
Dated: January 19, 2026.
THE REISSMAN LAW GROUP, P.A.
Marshall G. Reissman, Esquire
FBN: 0310085
1700 66th St. N., Ste 405
St. Petersburg, FL 33710
Telephone: (727) 322-1999
Facsimile: (727) 327-7999
Primary Service:
service@reissmanlaw.com
Secondary Service:
marshall@reissmanlaw.com
January 23, 30, 2026 26-00171P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.:
51-2025-CP-001938-CPAXWS
IN RE: THE ESTATE OF
TRACEY LYNN MILLER a/k/a
TRACEY LYNN MILLER,
deceased.

The administration of the estate of TRACEY LYNN MILLER, a/k/a TRACEY LYNN MILLER, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for Pasco County, Florida. Probate Division, the address of which is The West Pasco Judicial Center, 7530 Little Rd., New Port Richey, Florida 34655. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 23, 2026.

JOSH MILLER
Personal Representative
/s/ Steven Meiller
STEVEN MEILLER, ESQUIRE
Florida Bar Number: 0846340
12000 U.S. Hwy. 19
Hudson, Florida 34667
Telephone: (727) 869-9007
E-Mail: steveslad@gmail.com
Attorney for Personal Representative
January 23, 30, 2026 26-00174P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. **2025-CP-001984**
IN RE: ESTATE OF
RONALD ALAN HENDERSON
The administration of the estate of RONALD ALAN HENDERSON, deceased, whose date of death was May 22, 2025; File Number 2025-CP-001984, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: January 23, 2026.
MELANIE FAIR
Personal Representative
C/O Laura Lounsbury 2320 S 3500 E
Fredonia, AZ 86022-5040
GABRIELLA DIANNE DIAZ, ESQ.
Florida Bar No. 1069742
Hitchcock Law Group
635 Court Street, Suite 202
Clearwater, Florida 33756
(727) 223-3644 / (727) 223-3479 Fax
Gabriella@hitchcocklawyer.com
Attorney for Petitioner
January 23, 30, 2026 26-00181P

ACTIONS / SALES

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 24-CC-006224
VIVA VILLAS MAINTENANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. KARIN ENRIGHT, ET AL., DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 23, 2025, and entered in Case No. 24-CC-006224 of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein VIVA VILLAS MAINTENANCE CORPORATION is Plaintiff, and Karin Enright, Unknown Tenant 1 n/k/a Ken Enright and Unknown Tenant 2 are Defendants, The Clerk of the Court will sell to the highest and best bidder for cash: [] www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM on the 3rd day of February 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 72, VILLA DEL RIO, PHASE III, being further described as Lot 203 less the East 32.85 feet of Lot 202, VILLA DEL RIO UNIT THREE as shown on plat thereof as recorded in Plat Book 19, Pages 71 through 73, of the Public Records of Pasco County, Florida.
A/K/A: 4224 Avanti Circle, New Port Richey, FL 34655
A PERSON CLAIMING AN INTER-

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 51-2025-CC-4817-W5
GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARY JANE TURNEY, MICHAEL S. TURNEY and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

Unit B, Building 4003, GARDENS OF BEACON SQUARE CONDOMINIUM UNIT 4B, together with an undivided share in the common elements appurtenant thereto, according to the plat thereof, recorded in Plat Book 12, Page 8, and the Declaration of Condominium recorded in O.R. Book 588, Page 515, and O.R. Book 699, Page 412, and any and all amendments thereto, of the Public Records of Pasco County, Florida. With the following street address: 4134 Stratford Drive, New Port Richey, Florida, 34652.

at public sale, to the highest and best bidder, for cash, at www.pasco.realforeclose.com, at 11:00 A.M. on

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002098-W5
IN RE: ESTATE OF WAYNE L. KIRKENDALL Deceased.
The administration of the estate of WAYNE L. KIRKENDALL, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

DATED this 16th day of January, 2026.

BECKER & POLIAKOFF, P.A.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email: cofoservicemail@beckerlawyers.com
By: William W. Huffman, Esq.
V26108/428882/30380323.v1
January 23, 30, 2026 26-00156P

April 2, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 15th day of January, 2026.

NIKKI ALVAREZ SOWLES, ESQUIRE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
January 23, 30, 2026 26-00144P

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA,
ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: jamie@wollinka.com
Secondary E-Mail:
davidj@wollinka.com
January 23, 30, 2026 26-00177P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2025-CA-000475
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. LISA M KOZELKA, ROBERT J. KOZELKA, III AND UNKNOWN TENANTS/OWNERS, Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 14, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

LOTS 9 AND 10, LAKE BAYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 120, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND BEGINNING AT THE ¼ SECTION CORNER OF THE WEST LINE OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, RUNNING NORTH FOR A DISTANCE OF 165.0 FEET THEN EAST FOR A DISTANCE OF 124.90 FEET THEN SOUTH A DISTANCE OF 165.0 FEET AND THEN WEST 124.90 FEET TO THE POINT OF BEGINNING.

and commonly known as: 9010 MAIDEN LANE, HUDSON, FL 34667; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, online at www.pasco.realforeclose.com, on February 24, 2026 at 11:00 A.M..

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

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

Dated this January 16, 2026

By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2528666/CMP
January 23, 30, 2026 26-00157P

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.: 2025CA000258CAAXES
LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 11 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOTS 1, 2, 3, 4. AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89 degrees 52' 37" E., 72.55 FEET; THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 14 day of January, 2026.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by: De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00232 - Bidder Number: 9180
January 23, 30, 2026 26-00143P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2024CA002407CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC; Plaintiff, v. CARL D. PETRY, ANN PETRY, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; Defendants
NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated January 5, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on February 12, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property:

Lots 26 and 28, Block B, Gulf Side Estates, according to map or plat thereof as recorded in Plat Book 6, Pages 63 and 63A of the Public Records of Pasco County, Florida. Property Address: 7913 AKRON AVE, HUDSON, FL 34667

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN

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

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, PC.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 24-04158 / CASE NO.: 2024CA002407CAAXWS
January 23, 30, 2026 26-00168P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2023CA000503
PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; THE ESTATE OF WILLIE M. RICHARDSON, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A MICHAEL RICHARDSON A/K/A MICHAEL JAMES; UNKNOWN TENANT #2 N/K/A TIMOTHY MCPHAIL A/K/A TIMOTHY JOHN MCPHAIL; CAROL A. MCPHAIL; CLAYTON RICHARDSON; JOLINDA MINCY; LOREN LEE RICHARDSON; ANTHONY JEROME RICHARDSON; STEVEN MCPHAIL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 6, 2026 in Civil Case No. 2023CA000503, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; THE ESTATE OF WILLIE M. RICHARDSON, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A MICHAEL RICHARDSON A/K/A MICHAEL JAMES; UNKNOWN TENANT #2 N/K/A TIMOTHY MCPHAIL A/K/A TIMOTHY JOHN MCPHAIL; CAROL A. MCPHAIL; CLAYTON RICHARDSON; JOLINDA MINCY; LOREN LEE RICHARDSON; ANTHONY JEROME RICHARDSON; STEVEN MCPHAIL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on March 9, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 8, WASHINGTON HEIGHTS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 76, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

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.

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

Dated this 13th day of January, 2026.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-693B
January 23, 30, 2026 26-00154P

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Business Observer

1/20/2026, 12:24

--- ACTIONS / SALES ---

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2025CA000261CAAXWS SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATEOF CHARLES GOULET, DECEASED; et al Defendant. To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES. BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMINC AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATEOF CHARLES GOULET, DECEASED 1721 NICKS DRIVE, SPRING HILL, FL 34610 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: TRACT 1302, UNRECORDED, SUNCOAST HIGHLANDS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; RUN, THENCE SOUTH 89°53'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 636.59 FEET; THENCE NORTH 00°23'00" WEST, A DISTANCE OF 523.35 FEET; THENCE WEST A DISTANCE OF 235.52 FEET; THENCE NORTH 87°08'15" WEST A DISTANCE OF 171.00 FEET; THENCE NORTH A DISTANCE OF 345.00 FEET THENCE NORTH 08°00'53" EAST 345.00 FEET TO POINT OF BEGINNING; CONTINUE NORTH 08°00'53" EAST A DISTANCE OF 335.00 FEET; THENCE SOUTH 66°46'53" EAST A DISTANCE OF 519.63 FEET TO A POINT ON A CURVE HAVING A CENTRAL			
ANGLE OF 07°25'10", A RADIUS OF 2,050.77 FEET, A TANGENT DISTANCE OF 132.97 FEET, A CHORD BEARING AND DISTANCE OFSOUTH 19°30'32" WEST AND 265.38 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 265.66 FEET; THENCE NORTH 74°12'03" WEST A DISTANCE OF 452.74 FEET TO THE POINT OF BEGINNING. TOGETHER WITH 2017 FLEETWOOD HOMES VIN # FLE260GA17-63377A & FLE-260GA17-63377B a/k/a 17221 Nicks Dr, Spring Hill, FL 34610			
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 02/23/2026, a date which is within thirty (30) days after the first publication of this Notice in 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. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 15 day of January 2026. As Clerk of the Court (SEAL) By Julian Garcia As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 23, 30, 2026 26-00153P			

FIRST INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003662CAAXWS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. BRIAN DAVID COBLE; UNKNOWN SPOUSE OF BRIAN DAVID COBLE; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; KARABAKK DEVELOPMENT CORPORATION; SHADOW RUN COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: KARABAKK DEVELOPMENT CORPORATION LAST KNOWN ADDRESS: 1939 TRAILSIDE DR, PALM HARBOR, FL 34683 ALSO ATTEMPTED: C/O GIONIS LILLY & REMERO PLLC, 1299 MAIN STREET, SUITE C, DUNEDIN, FL 34683; C/O SYLVIA KARALIS, 1939 TRAILSIDE DR. PALM HARBOR, FL 34683; C/O KARALIS, SYLVIA, 4914 CAMBRIDGE BOULEVART, APT. 103, PALM HARBOR, FL 34685 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 82, LESS THE NORTH 0.67 FEET THEREOF; TOGETHER WITH THE NORTH 2.67 FEET OF LOT 83, SHADOW RUN UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE(S) 33, 34 AND 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 12519 Hollybrook Ln, Hudson, FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before			
FEBRUARY 23RD, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) 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. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521- 4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 20, 2026 CLERK OF THE CIRCUIT COURT Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-102637-F00 January 23, 30, 2026 26-00166P			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002440CAAXWS U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PRP TRUST, SERIES 2024 COTTAGE-TT-VI, Plaintiff, vs. KARINNA RENEE CRISP A/K/A KARINNA R. CRISP A/K/A KARINNA CRISP, et al., Defendant. To: KARINNA RENEE CRISP A/K/A KARINNA R. CRISP A/K/A KARINNA CRISP, 11601 SCALLOP DR, PORT RICHEY, FL 34668 UNKNOWN SPOUSE OF KARINNA RENEE CRISP A/K/A KARINNA R. CRISP A/K/A KARINNA CRISP, 11601 SCALLOP DR, PORT RICHEY, FL 34668 JOSHUA LEE VANCE, 11601 SCALLOP DR, PORT RICHEY, FL 34668 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 222, GULF HIGHLANDS UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 116-118, OF THE 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 Morgan B Lea, Esq., 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 23rd, 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 21st day of January, 2026. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) BY: Haley Joyner Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com January 23, 30, 2026 26-00180P			

FIRST INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003217CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. EMILY MARIE HAYES AND BRYAN THOMAS BARR, SR., et. al. Defendant(s). TO: BRYAN THOMAS BARR, SR., 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 10, BLOCK D, WATERWAY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before FEBRUARY 23RD 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 15, 2026 NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-353268 January 23, 30, 2026 26-00145P			
torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 15, 2026 NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-353268 January 23, 30, 2026 26-00145P			

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024CA000911CAAXES Freedom Mortgage Corporation, Plaintiff, vs. Mahmoud Faria, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000911CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Mahmoud Faria; Doa Kahala; Watergrass Property Owners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com , beginning at 11:00 AM on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 39, WATERGRASS PARCEL DD-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 36-25-20-0030-03900-0100 Any persons claiming an interest in the surplus from the sale, if any, other than			
the property owner as of the date of the lis pendens must le a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 21st day of January, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00591 January 23, 30, 2026 26-00179P			

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2025CA003613CAAXES Division J4 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BRIAN P. LINK, DECEASED, BRIGITTE LINK, AS KNOWN HEIR OF BRIAN P. LINK, PATRICIA LINK-JONES, AS KNOWN HEIR OF BRIAN P. LINK, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ALICE LINK, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BRIAN P. LINK, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 19, BLOCK 13, GRAND OAKS PHASE 2, UNITS 6 AND 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 113 THROUGH 118, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. commonly known as 25400 GEDDY DR, LAND O LAKES, FL 34639 has been filed against you and you are required to serve a copy of your written			
defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, DUE ON OR BEFORE FEBRUARY 23RD, 2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711, e-mail: ada@pascoclerk.com Dated: January 20, 2026 CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. 38053 Live Oak Avenue Dade City, Florida 33523 (COURT SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner			
David R. Byars Kass Shuler, P.A., Plaintiff's Attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 318000/2531798/MTS January 23, 30, 2026 26-00167P			

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA003322CAAXWS BANK OF AMERICA, N.A.; Plaintiff, v. ROBERT S. DAVIES, JR. A/K/A ROBERT S. DAVIES, JUDITH E. DAVIES, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated October 15, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on February 18, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property: Situate, lying and being in Pasco County, Florida, to-wit: Lot 1131, The Lakes, Unit Six, according to the Plat thereof as recorded in Plat Book 20, Pages 129-131, inclusive, Public Records of Pasco County, Florida. Property Address: 8448 NEWTON DRIVE, PORT RICHEY, FL 34668 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE			
THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-01141 / CASE NO.: 2023CA003322CAAXWS January 23, 30, 2026 26-00170P			

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001851CAAXWS LAKEVIEW LOAN SERVICING, LLC; Plaintiff, v. CARLOS E. HERNANDEZ ALVAREZ, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 16, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on February 17, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property: LOT 119, GULF HARBORS SEA FOREST UNIT 1A, according to plat thereof as recorded in Plat Book 21, Page 86 through 89, of the Public Records of Pasco County, Florida. Property Address: 6208 SPOON-BILL DR, NEW PORT RICHEY, FL 34652 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE			
OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED 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. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 25-03174 / CASE NO.: 2025CA001851CAAXWS January 23, 30, 2026 26-00169P			

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

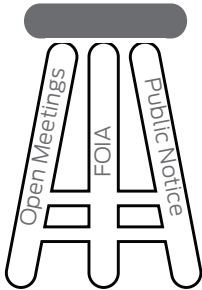
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV19237_V2

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

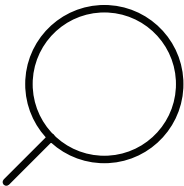


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

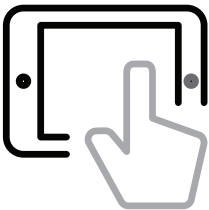
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real **digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

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Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION	SECOND 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. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before FEBRUARY 17TH, 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service. DATED on January 14, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 8010-221447 / ME2 January 16, 23, 2026 26-00108P</p>
<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. & JANET D. HARTMAN LIVING TRUST, DATED JUNE 2, 2001; UNKNOWN BENEFICIARIES OF THE CHARLES A. & JANET D. HARTMAN LIVING TRUST, DATED JUNE 2, 2001, Defendant(s). TO: Unknown Beneficiaries of the Charles A. & Janet D. Hartman Living Trust, dated June 2, 2001 554 Madison Ave, Angola New York 14006 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:</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. TOGETHER WITH:</p>	<p>1998 PALM HARBOR HOME TITLE NUMBER: FLA62751/FLA627511 VIN NUMBER: PH0910082A/BFL Street Address: 37643 Landis Avenue, Zephyrhills, Florida 33541 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 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 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. DATED on January 14th, 2026. Nikki Alvarez-Sowles, Esq. Clerk of said Court BY: Haley Joyner As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 71 3-1400 FLpleadings@MWC-law.com File#:25-400077 January 16, 23, 2026 26-00101P</p>

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

PUBLISHED LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV18237_Y27

LV20578_V15

--- ESTATE ---

SECOND INSERTION

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court 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:
JOHN MORRIS
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, 2026 26-00102P

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
UCN: **512025CP001448CPAXWS**
FILE NO. **2025CP001448CPAXWS**
IN RE: ESTATE OF
NICHOLAS WILLIAM WOOD
Deceased.

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 unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, served must file their claims with this Court

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 unmatured, 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.

Personal Representative:
ROSE ANNA BLODGETT-WOOD
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, 2026 26-00088P

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

1V20890_V5

Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

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

1V18237_V10

--- PUBLIC SALES ---

SECOND INSERTION

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

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

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

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

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

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: https://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 16, 23, 2026

SECOND 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 Plaintiffs, 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, 2026 26-00078P

SECOND INSERTION

Notice Of Public Sale

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, 2026 26-00095P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/06/2026 at 11 a m the following vessel may 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, 2026 26-00094P

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

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

Rarely do consumers specifically search online for public notices.

1V18237_V22

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

By: /s/Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

FL Bar No.: 0458600

Tara Rosenfeld, Esq.

FL Bar No.: 59454

Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042

Jimmy Edwards, Esq.

FL Bar No.: 81855

Rebecca E. Smith, Esq.

FL Bar No.: 1069865

Spencer Gollahon, Esq.

FL Bar No.: 647799

fcpleadings@ghidottiberger.com

January 16, 23, 2026

26-00082P

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-

ORAMA AVE, HOLIDAY E, FL 34690

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 8th day of January 2026.

By: Paris A. Roach

Paris A. Roach, Esq.

Bar Number: 1028751

DELUCA LAW GROUP, PLLC

2101 NE 26th Street

FORT LAUDERDALE, FL 33305

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

service@delucalawgroup.com

24-06419-1

January 16, 23, 2026

26-00081P

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

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