

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 286.011(3)(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 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.connertoneastedd.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, InfraMark, 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 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

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

PASCO COUNTY

BusinessObserverFL.com

33

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

--- PUBLIC SALES ---

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 sraft@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), *Florida Statutes*, relates to discussion of settlement negotiations and strategy related to litigation expenditures in the matter of *Epperson North Community Development District, and Epperson North, LLC vs. Heidt Design, LLC, and Boyan Pargov, P.E.*, 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.eppersonnortheidd.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), *Florida Statutes*, relates to discussion of settlement negotiations and strategy related to litigation expenditures in the matter of *Floralawn, Inc. vs. Epperson North Community Development District*, 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.eppersonnortheidd.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

FIRST INSERTION

NOTICE OF BOARD MEETING

ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that

--- 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, 2026 26-00160P

FIRST INSERTION

NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 02/16/26 AT 08:00 AM THE FOLLOWING VEHICLE(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#: MVII1124 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 34645
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

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000262TDAXXX

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 #: 2105265
Year of Issuance: 06/01/2022
Description of Property:
28-25-17-0210-28500-0020
MOON LAKE ESTATES UNIT 21
PB 7 PG 56 LOT 2 BLOCK 285
Name(s) in which assessed:
ADEL ROFAIL AND DINA
GUIRGUIS
ADEL ROFAIL
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
26-00110P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000264TDAXXX

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 #: 2107412
Year of Issuance: 06/01/2022
Description of Property:
31-25-16-0040-06400-0010
PORT RICHEY LAND CO SUB
PB 1 PGS 60-61 TRACTS 64 & 65
LESS THE SOUTH 258.05 FT &
ALL OF TRACT 66 & TRACT 67
LESS THE NORTH 405.40 FT
THEREOF

Name(s) in which assessed:
MADELIN VILLA
ANGELA VELEZ
MADELIN VILLA AND
ANGELA VELEZ
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
26-00151P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000265TDAXXX

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 #: 2107412
Year of Issuance: 06/01/2022
Description of Property:
31-25-16-0040-06400-0010
PORT RICHEY LAND CO SUB
PB 1 PGS 60-61 TRACTS 64 & 65
LESS THE SOUTH 258.05 FT &
ALL OF TRACT 66 & TRACT 67
LESS THE NORTH 405.40 FT
THEREOF

Name(s) in which assessed:
MADELIN VILLA
ANGELA VELEZ
MADELIN VILLA AND
ANGELA VELEZ
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
26-00139P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000287TDAXXX

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 #: 2103617
Year of Issuance: 06/01/2022
Description of Property:
34-25-18-0030-00000-2320
COV SUB UNREC PHASE 5
LOT 232 COM 3053.76 FT N
& 761.69 FT E OF SW COR TH
N86DEG30'E 610.12 FT TH
N74DEG5747"E 100 FT TH
N49DEG32'22"E 120 FT TH
N32DEG37'28"E 26.41 FT TH
N29DEG35'45"E 317.91 FT TH
N55DEG35'45"E 65.76 FT TH
S81DEG24'15"E 43.86 FT TO
POB & POC CONCAVE SW HAV-
ING RAD OF 75 FT TH ALG ARC
OF CV R CHD S35DEG18'15"E
72.95 FT TH N33DEG40'4"E 182.76
FT MOL TO WATERS EDGE TH
NW ALG MEANDER- ING WA-
TER EDGE TO PT WHICH IS
N25DEG35'45"E 186.73 FT MOL
FROM POB TH S25DEG35'45"W
186.73 FT MOL TO POB

Name(s) in which assessed:
WEST TAMPA HOLDINGS LLC
DIEGO B APONTE REGIS-
TERED 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
26-00130P

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
26-00124P

FIRST INSERTION

Notice of Application for Tax Deed
2025XX000289TDAXXX

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:
16-25-17-0020-00000-3851
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:
16-25-17-0020-00000-3851
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
26-00125P

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed
202

--- TAX DEEDS ---

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000268TDAXXX

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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000269TDAXXX

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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000273TDAXXX

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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000275TDAXXX

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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000284TDAXXX

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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000285TDAXXX

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:

10-25-17-0050-06400-0190
MOON LAKE ESTATES UNIT
5(OI) 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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000270TDAXXX

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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000266TDAXXX

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-00000-0950
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

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000294TDAXXX

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 #: 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
26-00131P

FIRST INSERTION

Notice of Application for Tax Deed

2025XX000286TDAXXX

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

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.

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.

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. Nevin
Nathan E. Nevin, 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 October 28, 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

--- ESTATE ---

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 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.

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 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 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.

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.

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.

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 OF 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 2024CA002834CAAXWS, 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.realestate.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 before the clerk records 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 15th day of January,

--- 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.reaforeclose.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-

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:
cofeservicemail@beckerlawyers.com
By: William W. Huffman, Esq.
V26108/428882/30380323.v1

January 23, 30, 2026 26-00156P

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-WS

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.reaforeclose.com, at 11:00 A.M. on

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

FIRST INSERTION

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

PROBATE DIVISION

File No. 2025-CP-002098-WS
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

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 732.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 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.comSecondary E-Mail:
davidj@wollinka.com

January 23, 30, 2026 26-00177P

--- 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 ESTATE OF CHARLES GOULET, DECEASED; et al. Defendant.

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES GOULET, DECEASED; et al. Defendant.

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 RADUS OF 2,050.77 FEET, A TANGENT DISTANCE OF 132.97 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 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, 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 BOULEVARD, 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: 15219 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 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.

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@flawlaw.com
04-102637-FOO
January 23, 2026 26-00166P

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.

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 R.

CRISP A/K/A KARINNA CRISP, 11601

SCALLOP DR, PORT RICHEY, FL

34668

JOSHUA LEE VANCE, 11601 SCAL-

LOP 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, to-wit:

LOT 222, GULF HIGHLANDS

UNIT ONE, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED 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,

January 23, 30, 2026 26-00180P

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

24-10303FL

January 23, 30, 2026 26-00180P

THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVIDED

HEREIN.

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

ALICE LINK, DECEASED, et al.

Defendants.

TO: UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES OF ALICE LINK,

DECEASED

CURRENT RESIDENCE UNKNOWN

You are notified that an action to

foreclose a mortgage on the following

property in Pasco County, Florida:

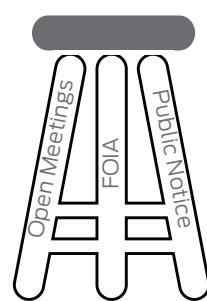
LOT 19, BLOCK 13, GRAND

OAKS PHASE 2, UNITS 6 AND

8, ACCORD

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

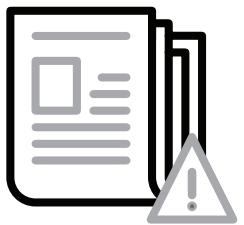
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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.

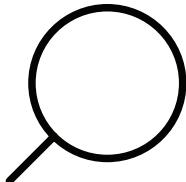


Citizens continue to learn about vital civic matters from newspaper notices.

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

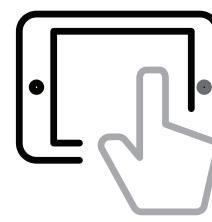
Verifying publication is difficult-to-impossible on the web.

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

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

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION

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

CIVIL DIVISION

CASE NO.

2023CA003016CAAXWS

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPL2,

Plaintiff, vs.
DDH FUND LLC; AMY VAUGHN; UNKNOWN TENANT NO. 1; 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 MINNIEOLA DR
NEW PORT RICHEY, FL 34654
Current Residence is Unknown
TO: UNKNOWN TENANT NO. 2
11501 MINNIEOLA DR
NEW PORT RICHEY, FL 34654
Current Residence is Unknown

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

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

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. Respond on or before 2/17/2026

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
8010-2214-47 / ME2
January 16, 23, 2026 26-00108P

SECOND INSERTION

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

CASE NO.:

2025CA000997CAAXES

CARRINGTON MORTGAGE

SERVICES LLC,

Plaintiff, vs.

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

TO: Unknown Beneficiaries of the Charles A. & Janet D. Hartman Living Trust, dated June 2, 2001
554 Madison Ave, Angola New York 14006

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

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

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

Street Address: 37643 Landis Avenue, Zephyrhills, Florida 33541

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 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) 713-1400
FLpleadings@MWC-law.com
File#:25-400077
January 16, 23, 2026 26-00101P



Q Are there different types of legal notices?

A 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.

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.



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**

--- 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. 732.2211, 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, 2026 26-000102P

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 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. 732.2211.

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, 2026 26-000088P

SECOND INSERTION

OFFICIAL COURTHOUSE WEBSITES

1:23 1 LTE 100%
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

LV2020_V0

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

The administration of the estate of James Cieplensky, deceased, whose date of death was September 8th, 2025, social security number xxx xx 0648, File Number 2025-CP-1954-CPAWXS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE 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 the 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 16, 2026.

Personal Representative:

Katherine Elizabeth Stephenson
1162 Country Haven Drive
Lakeland, FL 33809

Attorney for Personal Representative:

THEODORE R. M. MILLER, ESQ.
Florida Bar Number: 1010557
Miller Troiano, P.A.

2323 S. Florida Avenue

Lakeland, FL 33803

Telephone: 863-688-7038

E-Mail: tmiller@millerlawfl.com

Secondary E-Mail:

ctook@millerlawfl.com

January 16, 2026 26-000091P

SECOND INSERTION

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, 2026 26-000102P

--- 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.

--- ESTATE ---

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 INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

KAREN ANN VOGEL

Personal Representative
11305 Mollymawk Court
New Port Richey, FL 34654

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

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 this court **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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

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

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

Personal Representative:

Kevin E. Riggs
24118 San Giovanni Drive
Land O'Lakes, FL 34639

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

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.**

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

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

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

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

Personal Representative:

Rebecca Viers
33516 Isabelle Drive
Wesley Chapel, FL 33543

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

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 **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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

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

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

Personal Representative:

MARIAN GULLE,
Personal Representative

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

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 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

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.**

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

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

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

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

Personal Representative:

Michael Heath
167 108th Ave
Treasure Island, Florida 33706

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

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)

IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-002092
IN RE: ESTATE OF
PETER F. MILLER
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

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

NAME ADDRESS
Karen Kay Hopson
5537 Sea Forest Drive #302
New Port Richey, Florida 34652

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:

Denise E. Oubre
2113 Turtle Creek Drive #4
Henrico, VA 23233

Attorney for Person Giving Notice:
David A. Hook, Esq.

E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com

Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652

January 16, 23, 2026 26-00090P

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 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 9, BLOCK "A", GULF SIDE
ESTATES, A SUBDIVISION
ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 6, PAGES 63 AND
63A, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDA.

--- ACTIONS / SALES ---

SECOND INSERTION

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

The administration of the estate of KATHARINE H. BRODNYAN, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 732.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:**GREGORY P. GIORDANO**

5926 Van Buren Street

New Port Richey, Florida 34653

Attorney for Personal Representative:

JALEH LEE, ESQ.

Florida Bar Number: 929666

5802 State Road 54

New Port Richey, FL 34652

Telephone: (727) 853-1200

Fax: (727) 376-3146

E-Mail:

paralegal@pascoelderlaw.com

January 16, 23, 2026 26-00107P

SECOND INSERTION

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

MORGAN STANLEY MORTGAGE
LOAN TRUST 2006-7, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR
IN INTEREST TO BANK
OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
Plaintiff, vs.
GILBERT GAUTHIER,
JACQUELINE D. GAUTHIER, et al.,
Defendants.
TO: RESIDENTIAL FINANCE CORP.,
CURRENT DOMICILE AND PLACE
OF BUSINESS UNKNOWN.
LAST KNOWN ADDRESS:
401 N FRONT STREET, SUITE 300,
COLUMBUS, OH. 43251

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

LOT 1, BLOCK 9, OF IVY
LAKES ESTATES PARCEL
THREE PHASE TWO, AC-
CORDING TO THE MAP OR
PLAT THEREOF RECORDED
IN PLAT BOOK 47, PAGE 40,
OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORI-
DA.

commonly known as 16254 RAM-
BLING ROAD, has been filed against
you and you are required to serve a
copy of your written defenses, if any,
to it on David R. Byars of Kass Shuler,
P.A., plaintiff's attorney, whose address
is P.O. Box 800, Tampa, Florida 33601,
on or before FEBRUARY 17TH, 2026,
(or 30 days from the first date of pub-

lication, whichever is later) and file the
original with the Clerk of this Court
either before service on the plaintiff's
attorney or immediately thereafter;
otherwise, a default will be entered
against you for the relief demanded in
the Complaint.

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

Dated: January 12, 2026.
CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
PO. Drawer 338
New Port Richey, Florida 34656-0338
(COURT SEAL)

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

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

**PUBLISH
YOUR
LEGAL NOTICE**

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

- Simply email your notice to legal@businessobserverfl.com
- 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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

SECOND INSERTION

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

Case No.: 25-CA-1168
CITY OF NEW PORT RICHEY,
Plaintiff, v.
KOTY K. FORD, INDIVIDUALLY
AND AS TRUSTEE OF THE
KENNETH E. FORD TRUST NO.
1007 U/T/D 01/07/2012, KENNETH
E. FORD, TRUSTEE OF THE
KENNETH E. FORD TRUST NO.
1007 U/T/D 01/07/2012,
Defendant(s),

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

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

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

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

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

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

Dated in Pasco County, Florida, on
January 8, 2026.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com

By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957

January 16, 23, 2026 26-00086P

SECOND INSERTION

SECOND INSERTION

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

CASE NO.:
2025CA003728CAAXWS

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.

DENISE GIANNETTI, et al.,
Defendants.

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

YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on the
following described property:

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

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

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

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

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

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA003728CAAXWS
01-09-2026 04:01 PM
Deputy Clerk: Shakira Ramirez Pagan
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04784
January 16, 23, 2026 26-00080P

SECOND INSERTION

SECOND INSERTION

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

CASE NO.:
2025CA003728CAAXWS

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.

DENISE GIANNETTI, et al.,
Defendants.

TO:

FAIRWAY OAKS HOMEOWNERS'
ASSOCIATION, INC.

308 JULIA ST, TITUSVILLE, FL

32780

YOU ARE NOTIFIED that an ac-
tion for Foreclosure of Mortgage on the
following described property:

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

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

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

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

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

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA003728CAAXWS
01-09-2026 04:01 PM
Deputy Clerk: Shakira Ramirez Pagan
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04784
January 16, 23, 2026 26-00080P

SECOND INSERTION

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 2023CA003291CAAXWS