

--- ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Path Mosaic located at 32341 Pinson Ln in the City of Wesley Chapel, Pasco, FL 33543 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of January, 2026
Communication by Beata, LLC
January 30, 202626-00210P

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Sheila Stone,desiring to engage in business under the fictitious name J Stone located at 3516 Cantrell St, New Port Richey, FL 34652, intends to register said name in Pasco County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 30, 202626-00183P

FIRST INSERTION

Notice Under Fictitious Name Law
Pursuant to Section 865.09,
Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Learn Lead Coach located at 13650 Trull Way, in the County of Pasco, in the City of Hudson, Florida 34669 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hudson Florida, this 22nd day of January, 2026.
JP SUMNER LLC
January 30, 202626-00184P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that West Florida Physician Network, LLC, 2590 Healing Way, Ste 310, Wesley Chapel, FL 33543, desiring to engage in business under the fictitious name of NeuSpine Institute, with its principal place of business in the State of Florida in the County of Pasco, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

January 30, 202626-00211P

FIRST INSERTION

NOTICE TO CREDITORS

RE: AUDREY VICTORIA ALLEN, Deceased

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

The above-named Decedent, established a Living Trust, entitled CHARLES S. & AUDREY V. ALLEN TRUST, dated March 2, 2009

The name(s) and address(es) of the Trustee(s) is/are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publicaton of this Notice is January 30, 2026.

Michael T. Bordick, Trustee
219 Regester Ave.
Baltimore, MD 21212
Jan. 30; Feb. 6, 202626-00199P

FIRST INSERTION

NOTICE TO CREDITORS

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

File No.: 2025-CP-001804-WS

IN RE: ESTATE OF THOMAS W. LeMAITRE, Deceased.

The administration of the estate of THOMAS W. LeMAITRE, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Pacos County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 Friday January 30, 2026.

Personal Representative:
Corey W. LeMaitre
504 N. 3rd St.
Eldridge, IA 52748
Attorney for Personal Representative:
Barbara J. Hunting, Esquire
2706 Alt. 19 Noiuh, Suite 310
Palm Harbor, FL 34683-2643
727-772-5804
FBN: 971014
E-Mail: info@barbarahuntinglaw.com
Jan. 30; Feb. 6, 202626-00216P

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 2025CA003302CAAXWS

WELLS FARGO BANK, N.A. Plaintiff, v. DANIEL J ROBISON, ET AL. Defendants.

TO: LULANI PIRKO AKA LULANI ROBISON,

Current residence unknown, but whose last known address was: 4407 TERRY LOOP, NEW PORT RICHEY, FL 34652-5445

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

LOT 4, BARBY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 36, 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 EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before March 2, 2026, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523-3894, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey; 352.521.4274, ext 8110 (voice) in Dade City Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and seal of the Court on January 21, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
/s/ Shakira Ramirez Pagan
Deputy Clerk
(SEAL)

1000011188
Jan. 30; Feb. 6, 202626-00185P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-2116

IN RE: ESTATE OF FRANSCESA TEODORO Deceased.

The administration of the estate of FRANSCESA TEODORO, deceased, whose date of death was September 27, 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 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 30, 2026.

CONCETTA LESHNOWER
1208 Mandarin Dr.
Holiday, Florida 34691
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591.
623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email: transcribe123@gmail.com
Jan. 30; Feb. 6, 202626-00195P

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001840

IN RE: ESTATE OF ERLAND C. REYNOLDS, A/K/A ERLAND CLIFTON REYNOLDS, A/K/A ERLAND REYNOLDS Deceased.

The administration of the estate of Erland C. Reynolds, A/K/A Erland Clifton Reynolds, A/K/A Erland Reynolds, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 East Live Oak Ave., Dade City, FL 33525-3894. 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.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number: 2025CP0011858CPA

IN RE: ESTATE OF JACK LUBOWSKY, Deceased.

The administration of the Estate of JACK LUBOWSKY, Deceased, whose date of death was August 7, 2024 is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Circuit Court, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is January 30, 2026.

Personal Representative:
LAUREN BOLTMAN
28 DORTCH STREET
CLARKSVILLE, TN 37040
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
Jan. 30; Feb. 6, 202626-00190P

FIRST INSERTION

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 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 30, 2026.

Personal Representative:
Stephen C. Reynolds
949 W Skyview Crossing Dr.
Hernando, Florida 34442
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
Jan. 30; Feb. 6, 202626-00200P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-2166

IN RE: ESTATE OF SUZANNE MCCLEMENS Deceased.

The administration of the estate of SUZANNE MCCLEMENS, deceased, whose date of death was December 5, 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 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 30, 2026.

DONALD H. MCCLEMENS
5631 Baroque Dr.
Holiday, FL 34690
BRIAN S. MCCLEMENS
516 Holmes Rd.
Ypsilanti, MI 48198
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591.
623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email: transcribe123@gmail.com
Jan. 30; Feb. 6, 202626-00217P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001840

IN RE: ESTATE OF ERLAND C. REYNOLDS, A/K/A ERLAND CLIFTON REYNOLDS, A/K/A ERLAND REYNOLDS Deceased.

The administration of the estate of Erland C. Reynolds, A/K/A Erland Clifton Reynolds, A/K/A Erland Reynolds, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 East Live Oak Ave., Dade City, FL 33525-3894. 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

FIRST INSERTION

NOTICE TO CREDITORS

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

Case No. 2025CP001818CPAXWS

IN RE: ESTATE OF IRENE NYKTAS, Deceased.

The administration of the estate of IRENE NYKTAS, Deceased, Case No. 2025CP001818CPAXWS, is pending in the Circuit Court of Pasco County, Florida, the address of which is Clerk of the Circuit Court, Probate Division, 7530 Little Road, New Port Richey, Florida 34654-5598. 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate 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 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 30, 2026.

Personal Representative:
John Nyktas
c/o George G. Pappas, Esq.
Attorney for Personal Representative:
GEORGE G. PAPPAS, ESQ.
1822 North Belcher Road, Suite 200
Clearwater, Florida 33765
Telephone: 727-447-4999
Facsimile: 727-447-4989
george@pappaspa.com
paralegal@pappaspa.com
admin@pappaspa.com
Jan. 30; Feb. 6, 202626-00218P

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 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 30, 2026.

Personal Representative:
Stephen C. Reynolds
949 W Skyview Crossing Dr.
Hernando, Florida 34442
Attorney for Personal Representative:
Robert W. Bible, Jr.
Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
Jan. 30; Feb. 6, 202626-00219P

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Observer

ACTIONS / SALES

<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000628 IN RE: ESTATE OF ALICIA POTTS BRANDON Deceased.</div> <div>The administration of the estate of Alicia Potts Brandon, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654-5598. 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 30, 2026. Personal Representative: /s/ Robert Brandon Robert Brandon 11067 Bagley Aly Windermere, Florida 34786 Attorney for Personal Representative: /s/ Sophia Dean Sophia Dean, Esq., Attorney Florida Bar Number: 92295 Friedman Law, P.A. 600 Rinehart Road Suite 3040 Lake Mary, FL 32746 Telephone: (407) 830-6331 Fax: (407) 878-2178 E-Mail: sdean@ff-attorneys.com Secondary E-Mail: sbennett@ff-attorneys.com Jan. 30; Feb. 6, 202626-00215P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001764CPAXES IN RE: ESTATE OF GRISELA M. ABRAHAM, aka GRISELA MARIE ABRAHAM Deceased.</div> <div>The administration of the estate of GRISELA M. ABRAHAM, also known as GRISELA MARIE ABRAHAM, deceased, whose date of death was September 25, 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. 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 30, 2026. GILBERT RODRIGUEZ Personal Representative 5101 East Wild Horse Drive Springfield, MO 65802 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartrt@hnh-law.com Jan. 30; Feb. 6, 202626-00220P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001901CPAXWS IN RE: ESTATE OF JOAN T. BAILEY, aka JOAN BAILEY, Deceased.</div> <div>The administration of the estate of JOAN T. BAILEY, also known as JOAN BAILEY, deceased, whose date of death was March 4, 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 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 30, 2026. PAMELA BRANGERS Personal Representative 6456 84th Ave N Pinellas Park, FL 33781 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartrt@hnh-law.com Jan. 30; Feb. 6, 202626-00221P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2167 IN RE: ESTATE OF DIMITRIOS V. KIOURKAS Deceased.</div> <div>The administration of the estate of DIMITRIOS V. KIOURKAS, deceased, whose date of death was December 3, 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 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 30, 2026. EVA MEJIA 3650 Pensdale Dr. New Port Richey, Florida 34652 /s/ N. Michael Kouskoutis N. Michael Kouskoutis, Esq. FBN: 883591. 623 E. Tarpon Avenue, Suite A Tarpon Springs, FL 34689 Telephone: 727/942-3631 Facsimile: 727/937-5453 Email: nmk@nmklaw.com Secondary Email: transcribe123@gmail.com Jan. 30; Feb. 6, 202626-00222P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, STATE OF FLORIDA, PROBATE DIVISION REF: 2025-CP-002012-PAXES IN RE: ESTATE OF MARY ALICE CARVER Deceased.</div> <div>The administration of the estate of MARY ALICE CARVER deceased, whose date of death was on October 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Department, 38053 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claim with this court WITHIN THREE 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 Statues. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DEATH SI BARRED. The date of first publication of this notice is January 30, 2026. Personal Representative: Leissa Carver c/o McLane McLane & McLane 275 N Clearwater-Largo Road Largo, FL 33770 Attorney for Personal Representative: Sara Evelyn McLane 275 N Clearwater-Largo Road Largo, FL 33770 (727) 584-2110 mclane@mcclane-law.com Jan. 30; Feb. 6, 202626-00223P</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1886 IN RE: ESTATE OF PEDRO JESUS BLANCO, Deceased.</div> <div>The administration of the estate of PEDRO JESUS BLANCO, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 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. 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 30, 2026. JANICE BOWMAN-TOLEDO Personal Representative 36700 Keeuka Road Zephyrhills, FL 33541 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartrt@hnh-law.com Jan. 30; Feb. 6, 202626-00224P</div>
<div>FIRST INSERTION</div> <div>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. 2025CA002132CAAXES SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES., Plaintiff, vs. ANDRES ALVAREZ, et al., Defendant.</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2025 in Civil Case No. 2025CA002132CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES. is Plaintiff and Andres Alvarez, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 90, Block 16, MIRADA, PARCEL 21-1, according to the plat thereof, as recorded in Plat Book 79, Pages 111 through 114, inclusive, of the Public Records of Pasco County, Florida.</div>	<div>FIRST INSERTION</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 25-12518FL Jan. 30; Feb. 6, 202626-00187P</div>	<div>FIRST INSERTION</div> <div>AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2024-CA-001248 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, Plaintiff, vs. ANGELA L. LYNCH, et al., Defendants.</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 4, 2026, entered in Civil Case No. 2024-CA-001248 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, is Plaintiff and ANGELA L. LYNCH, DANIEL R. LYNCH and LAKE PADGETT ESTATES EAST PROPERTY OWNERS ASSOCIATION, INC. are Defendant(s). The Clerk, NIKKI ALVAREZ-SOWLES, ESQ. will sell to the highest bidder for cash, www.pasco.realforeclose.com at 11:00 o'clock a.m. on February 9, 2026, on the following described property as set forth in said Consent Final Judgment, to wit: Lot 1050 of the unrecorded LAKE PADGETT ESTATES EAST, being further described as follows: BEGIN 266.07 feet South and</div>	<div>FIRST INSERTION</div> <div>383.69 feet West, of the Northwest corner of the Northeast 1/4 of Section 17, Township 26 South, Range 19 East, Pasco County, Florida; run North 00°35'20" East, 75 feet thence on an arc to the right 39.27 feet, cain 35.36, chord bearing North 45°35'20" East, thence South 89°24'41" East, 95 feet; thence South 00°35'20" West, 100 feet, thence North 89°24'41" West, 120 feet to the POINT OF BEGINNING. Property address: 4934 Churchill Place, Land O Lakes, Florida 34639 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. DATED this 22nd day of January, 2026. LAW OFFICES OF MANGANELLI, LEIDER, & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mls-pa.com BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 Jan. 30; Feb. 6, 202626-00186P</div>	<div>FIRST INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA000853CAAXWS WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM7 TRUST Plaintiff(s), vs. RAD DIVERSIFIED REIT INC; BRANDON MENDENHALL; et al., Defendant(s).</div> <div>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 21, 2026 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of February, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO WIT: LOT 194, HUNTER'S RIDGE UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 84, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING THAT PARCEL OF LAND CONVEYED TO RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION FROM BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY THAT DEED DATED 2/11/2022 AND RECORDED 2/18/2022 IN OFFICIAL RECORDS DEED BOOK 10554, AT PAGE 3042 OF THE PUBLIC RECORDS OF PASCO COUNTY, FL. Property address: 9833 Hermosillo Drive, New Port Richey, FL 34655 Any person claiming an interest in the</div>	<div>FIRST INSERTION</div> <div>surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted, /s/ Steven G. Hurley PADGETT LAW GROUP STEVEN G. HURLEY, ESQ. Florida Bar # 99802 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Pursuant to the Fla. R. Jud. Admin. 2.516, the abovesigned counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. TDP File No. 24-006726-6 Jan. 30; Feb. 6, 202626-00188P</div>

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

QUESTIONS

ANSWERS

--- ACTIONS / SALES ---

FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA003351CAAXWS U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENT KING A/K/A KENT WILLIAM KING N/K/A KENT WILLIAM KING, et al., Defendants. TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENT KING A/K/A KENT WILLIAM KING N/K/A KENT WILLIAM KING 3521 KIMBERLY OAKS DR, HOLI-</p>		<p>DAY, FL 34691 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 691, BEACON SQUARE UNIT 7-A, ACCORDNING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 11, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 03/02/2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept.,</p>	
		<p>Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this 26 day of January, 2026. NIKKI ALVAREZ-SOWLES, ESQ. As Clerk of the Court By Julian Garcia As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-04391 Jan. 30; Feb. 6, 2026 26-00192P</p>	
		<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 512025CA003458CAAXES Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of William Gregory Davis a/k/a William G. Davis a/k/a Gregory Davis, Deceased; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of William Gregory Davis a/k/a William G. Davis a/k/a Gregory Davis, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County,</p>	

FIRST INSERTION		FIRST INSERTION	
<p>AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025CA003519CAAXES UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE OF LVS TITLE TRUST VI, Plaintiff, v. RICSAN KITCHEN AND BATH, LLC; et al, Defendant(s). To the following Defendant(s): RICSAN KITCHEN AND BATH, LLC (Last Known Address: SANCHEZ, RICARDO M 13400 10th st, Dade City, FL 33525) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 17, 19, 21 AND 23, BLOCK 2, SUNRISE PARK A/K/A ZEPHYRHILLS FIRST ADDITION, FLORIDA,AS PER MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 4645 6TH ST, ZEPHYRHILLS, FL 33542 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 3/2/26, a date which is within thirty (30) days after the first publication of this Notice in the</p>		<p>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. 2010-08 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this 26th day of January, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Ghidotti Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Jan. 30; Feb. 6, 2026 26-00212P</p>	
		<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003391CAAXWS SELENE FINANCE, L.P., Plaintiff, vs. JORGE LOPEZ SIERRA, et. al, Defendant(s), TO: JORGE LOPEZ SIERRA, UNKNOWN SPOUSE OF JORGE LOPEZ SIERRA, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1, OYSTER BAYOU, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE(S) 43, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before MARCH 2ND, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against</p>	
		<p>you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 28, 2026. CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-339506 Jan. 30; Feb. 6, 2026 26-00189P</p>	

FIRST INSERTION		FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2024CA000326CAAXWS CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. JEAN MARIE BAKER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2025, and entered in 2024CA000326CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and JEAN MARIE BAKER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CYPRESS LAKES HOMEOWNERS' ASSOCIATION OF PASCO, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 17, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 95, CYPRESS LAKES UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 130 THROUGH 136, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 8548 CYPRESS LAKES BOULEVARD, NEW PORT RICHEY, FL 34653 Any person claiming an interest in the</p>		<p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 27 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-171470 - MaM Jan. 30; Feb. 6, 2026 26-00213P</p>	
		<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003623CAAXES SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. JEFFREY J. WEBB AND NICOLE K. WEBB, et al. Defendant(s), TO: JEFFREY J. WEBB, NICOLE K. WEBB, Whose Residence Is: 7757 Atwood Drive, Wesley Chapel, FL 33545 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 15, BLOCK 18, PALM COVE PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGES 111 THROUGH 126, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3/2/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pasco County, Florida, this 22 day of January, 2026. CLERK OF THE CIRCUIT COURT (SEAL) BY: Shakira Ramirez Pagan DEPUTY CLERK 2025CA003623CAAXES ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-336130 Jan. 30; Feb. 6, 2026 26-00194P</p>	

FIRST INSERTION	
<p>Florida: LOT 17, WILLOW BEND, TRACT MF-2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 102-106, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before March 2nd, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS 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.</p>	
<p>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 on January 23, 2026. Nikki Alvarez-Sowles As Clerk of the Court (SEAL) By /s/ Shakira Ramirez Pagan As Deputy Clerk 2025-CA-3458-ES Brock & Scott, PLLC., the Plaintiff's attorney 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F02786 Jan. 30; Feb. 6, 2026 26-00191P</p>	

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.:2025CC003934CCAXES CONNERTON II COMMUNITY ASSOCIATION, INC. Plaintiff, v. TAINA AGRAMONTE, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants. TO: TAINA AGRAMONTE 21854 LYONIA LANE LAND O' LAKES, FLORIDA 34637 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners' assessments lien, recorded on September 29, 2023, in Official Records Instrument Number 2023172715, in the Public Records of Pasco County, has been filed against the following property located in Pasco County, Florida: ADDRESS: 21854 Lyonia Lane, Land O'Lakes, Florida 34637 LEGAL: Lot 1, Block 9, CONNERTON VILLAGE TWO PARCEL 219, according to the Plat thereof, as record in Plat Book 85, Page 105, of the Public Records of Pasco County, Florida. A Foreclosure Complaint has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Plaintiffs attorney, whose</p>	
<p>name and address are set forth below, on or before MARCH 2ND, 2026 and to file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this January 28, 2026 Nikki Alvarez-Sowles Pasco County Clerk & Comptroller (SEAL) Deputy Clerk: Haley Joyner Karan Khemlani, Esq. 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 Jan. 30; Feb. 6, 2026 26-00225P</p>	

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA003286CAAXWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2025, and entered in 2023CA003286CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and CARLOS ALBERTO GAUDIN RODRIGUEZ A/K/A CARLOS A. GAUDIN RODRIGUEZ; NYDIA I. CRUZ HERNANDES A/K/A NYDIA IVELISSE CRUZ HERNANDES; DEERWOOD AT RIVER RIDGE HOMEOWNERS' ASSOCIATION, INC.; VILLAGES AT RIVER RIDGE ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on February 18, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 6, DEERWOOD AT RIVER RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 138 THROUGH 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 7856 EMPIRE COURT, NEW PORT RICHEY,</p>	
<p>FL 34654 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 27 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-106958 - MaM Jan. 30; Feb. 6, 2026 26-00214P</p>	

--- ACTIONS / SALES ---

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

CASE NO.:
2025CA001845CAAXWS
FEDERAL HOME LOAN
MORTGAGE CORPORATION
AS TRUSTEE FOR FREDDIE
MAC SEASONED CREDIT RISK
TRANSFER TRUST, SERIES
2020-1,
Plaintiff, v.
DIANE PUGLIESE A/K/A DIANE
LYNN PUGLIESE; UNKNOWN
SPOUSE OF DIANE PUGLIESE
A/K/A DIANE LYNN PUGLIESE;
RIVERMIST CONDOMINIUM,
INC; 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;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment dated January 8,
2026 entered in Civil Case No. 2025CA-
001845CAAXWS in the Circuit Court of
the 6th Judicial Circuit in and for Pasco
County, Florida, wherein FEDERAL
HOME LOAN MORTGAGE CORPO-
RATION AS TRUSTEE FOR FRED-
DIE MAC SEASONED CREDIT RISK
TRANSFER TRUST, SERIES 2020-1,
Plaintiff and DIANE PUGLIESE A/K/A
DIANE LYNN PUGLIESE; RIVER-
MIST CONDOMINIUM, INC are de-
fendants, Nikki Alvarez-Sowles, Esq.,
Clerk of Court, will sell the property at
www.pasco.realforeclose.com beginning
at 11:00 AM on April 9, 2026 the fol-
lowing described property as set forth in
said Final Judgment, to-wit:.

UNIT 2208, RIVER VILLAS, A
CONDOMINIUM, PHASE 2, AC-
CORDING TO DECLARATION
OF CONDOMINIUM RECORD-
ED IN OR BOOK 1142, PAGES
1372 THROUGH 1435, INCLU-
SIVE, AND AMENDED IN OR
BOOK 1180, PAGE 1974, AND
RE-RECORDED IN OR BOOK

1188, PAGE 1836, TOGETHER
WITH A SHARE OF THE COM-
MON ELEMENTS, ALL IN THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

Property Address: 5640 Ferguson
Ct #2208, New Port Richey, FL
34652

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

THE COURT, IN ITS DISCRETION,
MAY ENLARGE THE TIME OF THE
SALE. NOTICE OF THE CHANGED
TIME OF SALE SHALL BE PUB-
LISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 2390.000876
Jan. 30; Feb. 6, 2026 26-00193P

Q&A

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_VZ0



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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

LV20906_VZ7

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

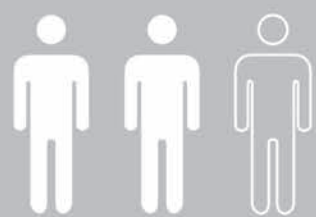
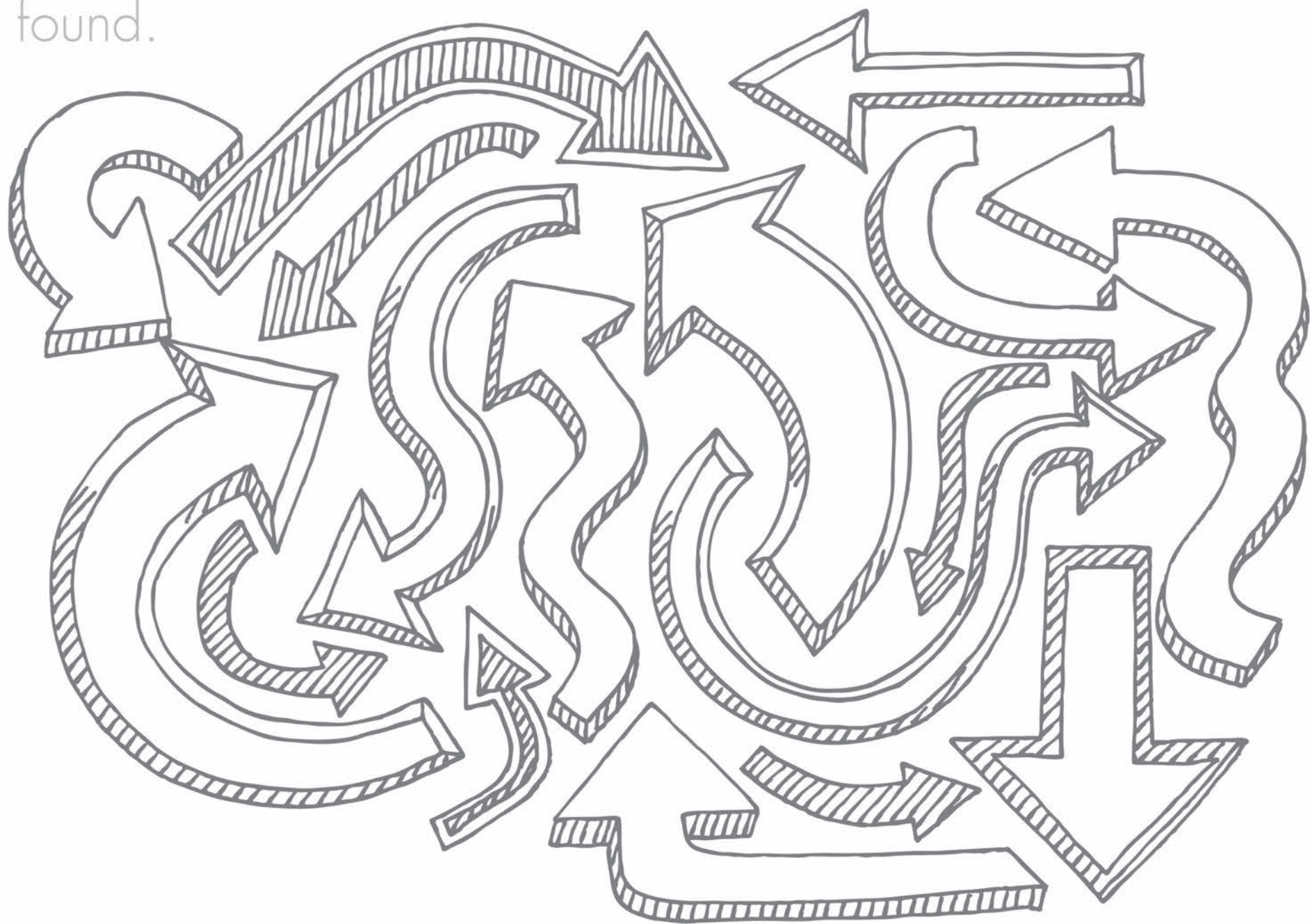
Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	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

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.



www.newsmediaalliance.org

SUBSEQUENT INSERTIONS


--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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	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	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	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	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	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: 10-25-17-005D-06200-0190 MOON LAKE ESTATES UNIT 5(O1) 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

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND 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	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-00002-0950 HOLIDAY LAKE ESTATES UNIT 20 PB 12 PG 18 LOT 2095 Name(s) in which assessed: GIOVANNI DELMONTE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00113P	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 #: 2101709 Year of Issuance: 06/01/2022 Description of Property: 14-26-21-0280-00000-0350 WINTERS SUB 3RD ADDITION PB 9 PG 88 LOT 35 OR 8701 PG 2468 Name(s) in which assessed: THOMAS R BRYAN All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00131P	Notice of Application for Tax Deed 2025XX000274TDAXXX That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104582 Year of Issuance: 06/01/2022 Description of Property: 09-25-17-0020-00500-0120 MOON LAKE NO 2 MB 4 PG 74 LOTS 12 & 13 BLK 5 Name(s) in which assessed: LEO MOTLEY ESTATE OF LEO MOTLEY DECEASED All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00119P	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 & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00123P	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 #: 2108746 Year of Issuance: 06/01/2022 Description of Property: 22-26-16-0010-00D00-0290 ANCLOTE RVR ESTS-1 MB 6 PG 1 L 29 BLK D RB 612 PG 782 Name(s) in which assessed: JOHN W BAULDREE MINA BAULDREE All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00126P

SECOND INSERTION	SECOND INSERTION	--- SALES ---	
Notice of Application for Tax Deed 2025XX000271TDAXXX That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2107428 Year of Issuance: 06/01/2022 Description of Property: 31-25-16-0090-00A00-0470 MARINA PALMS PB 26 PGS 4-6 LOT 47 BLOCK A OR 9643 PG 1016 Name(s) in which assessed: TOTAL REHAB & ASSOCIATE INC TOTAL REHAB AND ASSOCIATES INC AMERICAN SAFETY COUNCIL INC REGISTERED AGENT All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00117P	Notice of Application for Tax Deed 2025XX000290TDAXXX That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows: Certificate #: 2104802 Year of Issuance: 06/01/2022 Description of Property: 15-25-17-0100-18200-0360 MOON LAKE ESTATES UNIT 10 PB 5 PGS 128-131 LOTS 36 & 37 BLOCK 182 OR 5214 PG 1270 Name(s) in which assessed: KENNETH E FORD REVOCABLE LIVING TRUST FRANK BROWN III KENNETH E FORD REV LIV TRUST All of said property being in the County of Pasco, State of Florida Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com , on February 26, 2026 at 10:00 am. January 12, 2026 Office of Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: Denisse Diaz Deputy Clerk Jan. 23, 30; Feb. 6, 13, 2026 26-00127P	NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024 CA 002347 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2004-A5, Plaintiff, VS. JOSE O. AGUIAR A/K/A JOSE AGUIAR; MARIA J. AGUIAR; TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK; RESCUE ROOFING OF TAMPA INC.; THOUSAND OAKS MASTER ASSOCIATION, INC.; THOUSAND OAKS EAST-PHASES II AND III HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 17, 2025 in Civil Case No. 2024 CA 002347, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2004-A5 is the Plaintiff, and JOSE O. AGUIAR A/K/A JOSE AGUIAR; MARIA J. AGUIAR; TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK; RESCUE ROOFING OF TAMPA INC.; THOUSAND OAKS MASTER ASSOCIATION, INC.; THOUSAND OAKS EAST-PHASES II AND III HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants. The Clerk of the Court, Nikki Alvarez-Sowles, Esq. will sell to the highest bidder for cash at www.pasco.realforeclose.com on March 30, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 32 IN THOUSAND OAKS EAST PHASES II AND III, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 40, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 14th day of January, 2026. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd., Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-4049B January 23, 30, 2026 26-00142P	

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20606_V33

--- TAX DEEDS ---

SECOND 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 3 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

SECOND 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:
MADELINE VILLA
ANGELA VELEZ
MADELINE 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

26-00112P

SECOND 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 N74DEG57"47"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 HAVING RAD OF 75 FT TH ALG ARC OF CV R CHD S35DEG18"15"E 72.95 FT TH N33DEG40"E 182.76 FT MOL TO WATERS EDGE TH NW ALG MEANDER- ING WATER 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 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

26-00124P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000263TDAXXX

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

Certificate #: 2105266
Year of Issuance: 06/01/2022

Description of Property:
28-25-17-0210-28500-0030
MOON LAKE ESTATES UNIT 21
PB 7 PG 56 LOT 3 BLOCK 285

Name(s) in which assessed:
DINA GUIRGUIS
ADEL ROFAIL
ADEL ROFAIL AND DINA GUIRGUIS

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00111P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000293TDAXXX

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

Certificate #: 2109304
Year of Issuance: 06/01/2022

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

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

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00130P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000288TDAXXX

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

Certificate #: 2101415
Year of Issuance: 06/01/2022

Description of Property:
09-26-21-007B-00000-0450
SANDALWOOD MOBILE HOME COMMUNITY FIRST
ADDITION PB 25 PGS 116-117
LOT 45 OR 2042 PG 1381

Name(s) in which assessed:
KATHERINE L STEFANSKI

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00125P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000292TDAXXX

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

Certificate #: 2100610
Year of Issuance: 06/01/2022

Description of Property:
26-24-21-0000-09300-0000
W50FT OF E70FT OF N125FT
OF S150FT OF SW1/4 OF NW1/4
OF NW 1/4 PER RB 449 PG 195
OR 1136 PG 532

Name(s) in which assessed:
HAZE RAY
JEAN RAY

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00129P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000295TDAXXX

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

Certificate #: 2105209
Year of Issuance: 06/01/2022

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

Name(s) in which assessed:
PATRICK F HUGHES
MELISSA HUGHES

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00132P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000291TDAXXX

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

Certificate #: 2104930
Year of Issuance: 06/01/2022

Description of Property:
16-25-17-0090-14400-0580
MOON LAKE ESTATES UNIT 9
PB 4 PGS 101-102 LOTS 58 & 59
BLOCK 144 OR 5304 PG 1829

Name(s) in which assessed:
KENNETH E FORD REV LIV TRUST
KEVIN FORD
KEVIN M FORD
KENNETH E FORD
REVOCABLE LIVING TRUST

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00128P

SECOND INSERTION

Notice of Application for Tax Deed 2025XX000296TDAXXX

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

Certificate #: 2101481
Year of Issuance: 06/01/2022

Description of Property:
10-26-21-0030-00000-0010
ZEPHYR OASIS PB 3 PG 71 LOT
1 BLOCK B OR 9078 PG 259

Name(s) in which assessed:
J AND G RESTAURANT
PROPERTIES LLC
GEORGE ILLES REGISTERED AGENT

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

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

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

Jan. 23, 30; Feb. 6, 13, 2026

26-00133P

SECOND INSERTION

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

The administration of the estate of Stacey A. Barth, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Ronic Botts
16557 Lake Brigadoon Circ.
Tampa, Florida 33618
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone:(727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
Second E-Mail:
webmaster@beilandhay.com
January 23, 30, 2026 26-00146P

Q&A

What is a public notice?

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

--- PUBLIC SALES ---

SECOND 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/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

THIRD INSERTION

NOTICE OF SHERIFF'S SALE

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

7530 Judith Crescent, Port Richey FL 34668
#10-25-16-053F-00001-1070

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

Dated at New Port Richey, Pasco County, Florida this 8th day of January, 2026.
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By:/s/ Sgt. Matthew Adamo
Sgt Matthew Adamo
Deputy Sheriff

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

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

SECOND INSERTION

NOTICE OF ACTION
TERMINATION OF
PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY
CASE NO. 2024DP0000081DPAXWS
IN THE INTEREST OF:
T.M. DOB: 4/19/2025,
N.W. DOB: 9/4/2023,
H.W. DOB: 2/10/2022,
J.W. DOB: 4/13/2020,
MINOR CHILDREN
TO: Jacob Dakota Wood, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: T.M. born on 4/19/2025, N.W. born on 9/4/2023, H.W. born on 2/10/2022, J.W. born on 4/13/2020. You are hereby commanded to appear on February 17, 2026, at 3:00 PM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

January 23, 30, 2026 26-00160P

SECOND INSERTION

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

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

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

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

ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 15th day of January, 2026.


OFFICE OF NIKKI
ALVAREZ-SOWLES, ESQ.
Clerk and Comptroller
(SEAL) By: Deputy Clerk

/s/ Daniel Bohannon
Assistant State Attorney
Bar Number 1054433
Jan. 23, 30; Feb. 6, 13, 2026 26-00152P

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 NEWS PAPER FOR THE C-SOUTH

**Business
Observer**

1/27/2026 1:07

-- ESTATE --	
SECOND 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: 1/23/26. Kandia Batchelor 11536 SW 14th Street Pembroke Pines, FL 33025 Respectfully Submitted, SUNSHINE STATE PROBATE Attorney for Personal Representative 5915 NW 27th Ave Gainesville FL 32606 Telephone: 352-4-ESTATE (378283) Email: Nathan@sunshinestateprobate.com By /S/ Nathan E. Nevins Nathan E. Nevins, Esq. Fla. Bar No 106128 January 23, 30, 202626-00147P	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025CP002075CPAXES IN RE: Estate of JOANN M. BAXTER, a/k/a JOANN BAXTER, Deceased. The administration of the estate of JOANN M. BAXTER, a/k/a JOANN BAXTER, deceased, whose date of death was JANUARY 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 23, 2026. Personal Representative DENNIS C. BAXTER 37634 Eiland Boulevard Zephyrhills, FL 33542 Attorney for Personal Representative: R. SETH MANN, ESQUIRE R. SETH MANN, P.A. E-mail Address: seth@sethmannlaw.com Florida Bar Number 0990434 38109 Pasco Avenue Dade City, FL 33525 Telephone: (352) 567-5010 Facsimile: (352) 567-1877 January 23, 30, 202626-00173P	
SECOND 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, 202626-00176P	
SECOND 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 23, 2026. HELEN GUADARRAMA Personal Representative 6016 Parkhill Terrace Drive Zephyrhills, FL 33542 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com January 23, 30, 202626-00155P	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO 2025-CP-001981 IN RE: THE ESTATE OF JOSEPHINE MARION MILLER Deceased. The administration of the estate of Josephine Marion Miller, deceased, whose date of death was November 20, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit of the State of Florida, in and for the County of Pasco - Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 23, 2026. Personal Representative: Alan Richard Miller 8927 Beeler Drive Tampa, FL 33626 Personal Representative's Attorney Shane K. Warner - Of the Firm Attorney for the Personal Representative FSB # 92131 Warner Legal 3401 W. Cypress St., Suite 204 Tampa, FL 33607 Ph: (813) 470-6341 Fax: (888) 900-2630 Notice of Jud. R. Ad. 2.516 designated emails Email: swarner@swarnerlaw.com January 23, 30, 202626-00148P	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2025-CP-001984 IN RE: ESTATE OF RONALD ALAN HENDERSON The administration of the estate of RONALD ALAN HENDERSON, deceased, whose date of death was May 22, 2025; File Number 2025-CP-001984, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: January 23, 2026. MELANIE FAIR Personal Representative C/O Laura Lounsbury 2320 S 3500 E Fredonia, AZ 86022-5040 GABRIELLA DIANNE DIAZ, ESQ. Florida Bar No. 1069742 Hitchcock Law Group 635 Court Street, Suite 202 Clearwater, Florida 33756 (727) 223-3644 / (727) 223-3479 Fax Gabriella@hitchcocklawyer.com Attorney for Petitioner January 23, 30, 202626-00181P	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA004280CAAXES U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN XS TRUST, SERIES 2006-GP4, Plaintiff, vs. MAY KOBROSLI A/K/A KAY KOBROSLI AND MOE DERBALA A/K/A MOHAMED F. KHALIFA DERBALA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 06, 2025, and entered in 2023CA004280CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN XS TRUST, SERIES 2006-GP4 is the Plaintiff and MAY KOBROSLI A/K/A KAY KOBROSLI; MOE DERBALA A/K/A MOHAMED F. KHALIFA DERBALA; ROSEANNE CHIARAMONTE; UNITED STATES OF AMERICA. DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; MEADOW POINTE III HOMEOWNER'S ASSOCIATION, INC. are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 03, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 24, BLOCK 7, MEADOW POINTE IV PARCEL "M", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 21 THROUGH 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Property Address: 3450 FORTINGALE DR, WESLEY CHAPEL, FL 33543 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 20 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /S/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-116825 - NaC January 23, 30, 202626-00172P	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2022CA000882CAAXES Wells Fargo Bank, N.A., Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jimmy D. Blount, Deceased, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000882CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Jimmy D. Blount, Deceased; Alan Brian Blount a/k/a Alan B. Blountare; Clerk of the Court, Pasco County, Florida; David Dwayne Blount a/k/a David D. Blount; Ferlin Keith Vest a/k/a Ferlin K. Vest; Graydon Dale Vest a/k/a Graydon D. Vest a/k/a Graydon Vest; Gretchen Danielle Vest a/k/a Gretchen D. Vest a/k/a Gretchen Danielle Parker; Miranda Roseanne Cloud a/k/a Miranda Cloud; Perry Junior Blount a/k/a P.J. Blount; Amanda Sapp; Gregory Vest; Vickie Dianne Schuchardt a/k/a Vickie D. Schuchardt a/k/a Vickie Schuchardt; Wendy Mata a/k/a Wendy Blount f/k/a Wendy Lynn Blount-Terrado f/k/a Wendy Terrado; William Randolph Cloud II a/k/a William Randolph Cloud are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: THAT PART OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF THE S.C.L. RAILROAD, LESS THE NORTH 137.0 FEET OF THE SOUTH 963.0 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY. TOGETHER WITH THAT CERTAIN 2005 FLEET-WOOD MOBILE HOME, I.D. NO. GAFL475A76261CY21 AND GAFL475B76261CY21, RP DECAL NOS. 12204341 AND 12204339, TITLE NOS. 0092022427 AND 0092022560. TAX ID: 22-24-21-0000-01100-0060 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If 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. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00568 January 23, 30, 202626-00149P	
SECOND INSERTION	
NOTICE OF RESCHEDULED FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2024CA002834CAAXWS 2019 LENDER 7, LLC, Plaintiff, v. SEAN GILMAN, Defendant. Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in this cause 2024CA-002834CAAXWS, in the Circuit Court of Pasco County, The Clerk of the Court, NIKKI ALVAREZ-SOWLES will sell the real property situated in Pasco County, Florida, described as: Lot 30, Rainbow Oaks, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 69 through 75, inclusive, of the Public Records of Pasco County, Florida. at public sale, to the highest and best bidder, for cash, on February 26, 2026 by electronic sale beginning at 11:00 a.m. at: www.pasco.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. In accordance with the American with Disability Act, persons needing special accommodations to participate in this proceeding should contract the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the bottom of the notice. 1-800-955-8771 (TDD) or 1-800-955 via Florida Relay Service. Dated: January 19, 2026. THE REISSMAN LAW GROUP, P.A. Marshall G. Reissman, Esquire FBN: 0310085 1700 66th St., N., Ste 405 St. Petersburg, FL 33710 Telephone: (727) 322-1999 Facsimile: (727) 327-7999 Primary Service: service@reissmanlaw.com Secondary Service: marshall@reissmanlaw.com January 23, 30, 202626-00171P	

--- ACTIONS / SALES ---

SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 24-CC-006224
VIVA VILLAS MAINTENANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. KARIN ENRIGHT, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 23, 2025, and entered in Case No. 24-CC-006224 of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein VIVA VILLAS MAINTENANCE CORPORATION is Plaintiff, and Karin Enright, Unknown Tenant 1 n/k/a Ken Enright and Unknown Tenant 2 are Defendants, The Clerk of the Court will sell to the highest and best bidder for cash: [] www.pasco.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM on the 3rd day of February 2026, the following described property as set forth in said Final Judgment, to wit:

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

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 accomodate 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: cfofservicemail@beckerlawyers.com
By: William W. Huffman, Esq.
V26108/428882/30380323.v1
January 23, 30, 2026 26-00156P

SECOND INSERTION

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

CASE NO. 51-2025-CC-4817-W5
GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARY JANE TURNEY, MICHAEL S. TURNEY and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pasco County, Florida, the Clerk of Court will sell all the property situated in Pasco County, Florida described as:

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

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

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 accomodate 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002098-W5
IN RE: ESTATE OF WAYNE L. KIRKENDALL Deceased.

The administration of the estate of WAYNE L. KIRKENDALL, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P. O Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY
CIVIL DIVISION
Case No. 2025-CA-000475
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. LISA M KOZELKA, ROBERT J. KOZELKA, III AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 14, 2026, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court, will sell the property situated in Pasco County, Florida described as:

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2025CA000258CAAXES
LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. MALISSA MENDEZ RODRIGUEZ; ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF ALEXANDRO COLON TORRES; UNKNOWN SPOUSE OF MALISSA MENDEZ RODRIGUEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 11 day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOTS 1, 2, 3, 4. AND 5, BLOCK A, OF FORMER OAK PARK SUBDIVISION, VACATED AS RECORDED IN PLAT BOOK 3, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, RUN S. 89 degrees 52' 37" W., 1890.48 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE RUN 00 degrees 30' 54" E., 25.0 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTH AVENUE FOR A POINT OF BEGINNING; THENCE RUN S. 89 degrees 52' 37" W., 72.55 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF NORTH AVENUE TO THE WEST LINE OF SAID BLOCK A, OAK PARK SUBDIVISION; THENCE N. 00 degrees 30' 54" E., 90.0 FEET; THENCE N. 89

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

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

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

Dated this January 16, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2528666/CMP
January 23, 30, 2026 26-00157P

degrees 52' 37" E., 72.55 FEET; THENCE S 00 degrees 30' 54" W., 90.0 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 38621 NORTH AVE, ZEPHYRHILLS, FL 33542

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

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

Dated this 14 day of January, 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by: De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00232 - Bidder Number: 9180
January 23, 30, 2026 26-00143P

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.
2024CA002407CAAXWS
CARRINGTON MORTGAGE SERVICES, LLC; Plaintiff, v. CARL D. PETRY, ANN PETRY, UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated January 5, 2026, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on February 12, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property:

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

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

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2023CA000503
PHH MORTGAGE CORPORATION, Plaintiff, VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; THE ESTATE OF WILLIE M. RICHARDSON, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A MICHAEL RICHARDSON A/K/A MICHAEL JAMES; UNKNOWN TENANT #2 N/K/A TIMOTHY MCPHAIL A/K/A TIMOTHY JOHN MCPHAIL; CAROL A. MCPHAIL; CLAYTON RICHARDSON; JOLINDA MINCY; LOREN LEE RICHARDSON; ANTHONY JEROME RICHARDSON; STEVEN MCPHAIL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 6, 2026 in Civil Case No. 2023CA000503, of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; THE ESTATE OF WILLIE M. RICHARDSON, DECEASED; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A MICHAEL RICHARDSON A/K/A MICHAEL JAMES; UNKNOWN TENANT #2 N/K/A TIMOTHY MCPHAIL A/K/A TIMOTHY JOHN MCPHAIL; CAROL A. MCPHAIL; CLAYTON RICHARDSON; JOLINDA MINCY; LOREN LEE RICHARDSON; ANTHONY JEROME RICHARDSON; STEVEN MCPHAIL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY,

THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

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

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

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

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

Dated this 13th day of January, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-693B

January 23, 30, 2026 26-00154P

SAVE



TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE GULF

Business Observer

1/202606_V24

--- ACTIONS / SALES ---

SECOND INSERTION			
<p>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 CLAIMINC AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATEOF CHARLES GOULET, DECEASED; et al Defendant. To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES. BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMINC AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATEOF CHARLES GOULET, DECEASED 1721 NICKS DRIVE, SPRING HILL, FL 34610 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: TRACT 1302, UNRECORDED, SUNCOAST HIGHLANDS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; RUN, THENCE SOUTH 89°53'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 636.59 FEET; THENCE NORTH 00°23'00" WEST, A DISTANCE OF 523.35 FEET; THENCE WEST A DISTANCE OF 235.52 FEET; THENCE NORTH 87°08'15" WEST A DISTANCE OF 171.00 FEET; THENCE NORTH A DISTANCE OF 345.00 FEET THENCE NORTH 08°00'53" EAST 345.00 FEET TO POINT OF BEGINNING; CONTINUE NORTH 08°00'53" EAST A DISTANCE OF 335.00 FEET; THENCE SOUTH 66°46'53" EAST A DISTANCE OF 519.63 FEET TO A POINT ON A CURVE HAVING A CENTRAL</p>			
<p>ANGLE OF 07°25'10", A RADIUS OF 2,050.77 FEET, A TANGENT DISTANCE OF 132.97 FEET, A CHORD BEARING AND DISTANCE OFSOUTH 19°30'32" WEST AND 265.38 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 265.66 FEET; THENCE NORTH 74°12'03" WEST A DISTANCE OF 452.74 FEET TO THE POINT OF BEGINNING. TOGETHER WITH 2017 FLEETWOOD HOMES VIN # FLE260GA17-63377A & FLE-260GA17-63377B a/k/a 17221 Nicks Dr, Spring Hill, FL 34610 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 02/23/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 15 day of January 2026. As Clerk of the Court (SEAL) By Julian Garcia As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 January 23, 30, 2026 26-00153P</p>			
SECOND INSERTION			
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003662CAAXWS PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. BRIAN DAVID COBLE; UNKNOWN SPOUSE OF BRIAN DAVID COBLE; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; KARABAKK DEVELOPMENT CORPORATION; SHADOW RUN COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: KARABAKK DEVELOPMENT CORPORATION LAST KNOWN ADDRESS: 1939 TRAILSIDE DR, PALM HARBOR, FL 34683 ALSO ATTEMPTED: C/O GIONIS LILLY & REMERO PLLC, 1299 MAIN STREET, SUITE C, DUNEDIN, FL 34683; C/O SYLVIA KARALIS, 1939 TRAILSIDE DR. PALM HARBOR, FL 34683; C/O KARALIS, SYLVIA, 4914 CAMBRIDGE BOULEVART, APT. 103, PALM HARBOR, FL 34685 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 82, LESS THE NORTH 0.67 FEET THEREOF; TOGETHER WITH THE NORTH 2.67 FEET OF LOT 83, SHADOW RUN UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE(S) 33, 34 AND 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PROPERTY ADDRESS: 12519 Hollybrook Ln, Hudson, FL 34669 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before</p>			
<p>FEBRUARY 23RD, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521- 4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 20, 2026 CLERK OF THE CIRCUIT COURT Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-102637-F00 January 23, 30, 2026 26-00166P</p>			

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

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

Rarely do consumers specifically search online for public notices.

LV19237_V2

SECOND INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025CA002440CAAXWS U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PRP TRUST, SERIES 2024 COTTAGE-TT-VI, Plaintiff, vs. KARINNA RENEE CRISP A/K/A KARINNA R. CRISP A/K/A KARINNA CRISP, et al., Defendant. To: KARINNA RENEE CRISP A/K/A KARINNA R. CRISP A/K/A KARINNA CRISP, 11601 SCALLOP DR, PORT RICHEY, FL 34668 UNKNOWN SPOUSE OF KARINNA RENEE CRISP A/K/A KARINNA R. CRISP A/K/A KARINNA CRISP, 11601 SCALLOP DR, PORT RICHEY, FL 34668 JOSHUA LEE VANCE, 11601 SCALLOP DR, PORT RICHEY, FL 34668 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 222, GULF HIGHLANDS UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 116-118, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq., McCalla Raymer Leibert Pierce,</p>			
<p>LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before February 23rd, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of said Court on the 21st day of January, 2026. NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF COURT OF PASCO COUNTY (SEAL) BY: Haley Joyner Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com January 23, 30, 2026 26-00180P</p>			
SECOND INSERTION			
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA003217CAAXWS ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. EMILY MARIE HAYES AND BRYAN THOMAS BARR, SR., et. al. Defendant(s). TO: BRYAN THOMAS BARR, SR., whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 10, BLOCK D, WATERWAY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before FEBRUARY 23RD 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 15, 2026 NIKKI ALVAREZ-SOWLES CLERK OF THE CIRCUIT COURT (SEAL) BY: Haley Joyner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-353268 January 23, 30, 2026 26-00145P</p>			
SECOND INSERTION			
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2024CA000911CAAXES Freedom Mortgage Corporation, Plaintiff, vs. Mahmoud Faria, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000911CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Mahmoud Faria; Doa Kahala; Watergrass Property Owners Association, Inc. are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com , beginning at 11:00 AM on the 24th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 39, WATERGRASS PARCEL DD-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TAX ID: 36-25-20-0030-03900-0100 Any persons claiming an interest in the surplus from the sale, if any, other than</p>			

SECOND INSERTION			
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY CIVIL DIVISION Case No. 2025CA003613CAAXES Division J4 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BRIAN P. LINK, DECEASED, BRIGITTE LINK, AS KNOWN HEIR OF BRIAN P. LINK, PATRICIA LINK-JONES, AS KNOWN HEIR OF BRIAN P. LINK, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ALICE LINK, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BRIAN P. LINK, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Pasco County, Florida: LOT 19, BLOCK 13, GRAND OAKS PHASE 2, UNITS 6 AND 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 113 THROUGH 118, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. commonly known as 25400 GEDDY DR, LAND O LAKES, FL 34639 has been filed against you and you are required to serve a copy of your written</p>			
<p>defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication, DUE ON OR BEFORE FEBRUARY 23RD, 2026 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711, e-mail: ada@pascoclerk.com Dated: January 20, 2026 CLERK OF THE COURT Honorable Nikki Alvarez-Sowles, Esq. 38053 Live Oak Avenue Dade City, Florida 33523 (COURT SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner David R. Byars Kass Shuler, P.A., Plaintiff's Attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 318000/2531798/MTS January 23, 30, 2026 26-00167P</p>			
SECOND INSERTION			
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2023CA003322CAAXWS BANK OF AMERICA, N.A.; Plaintiff, v. ROBERT S. DAVIES, JR. A/K/A ROBERT S. DAVIES, JUDITH E. DAVIES, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated October 15, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on February 18, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property: Situate, lying and being in Pasco County, Florida, to-wit: Lot 1131, The Lakes, Unit Six, according to the Plat thereof as recorded in Plat Book 20, Pages 129-131, inclusive, Public Records of Pasco County, Florida. Property Address: 8448 NEWTON DRIVE, PORT RICHEY, FL 34668 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE</p>			
<p>THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (401) 262-2110 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-01141 / CASE NO.: 2023CA003322CAAXWS January 23, 30, 2026 26-00170P</p>			
SECOND INSERTION			
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CA001851CAAXWS LAKEVIEW LOAN SERVICING, LLC; Plaintiff, v. CARLOS E. HERNANDEZ ALVAREZ, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 16, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on February 17, 2026 at 11:00 AM via www.pasco.realforeclose.com , the following described property: LOT 119, GULF HARBORS SEA FOREST UNIT 1A, according to plat thereof as recorded in Plat Book 21, Page 86 through 89, of the Public Records of Pasco County, Florida. Property Address: 6208 SPOON-BILL DR, NEW PORT RICHEY, FL 34652 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE</p>			