

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

TSR COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

Notice is hereby given that Board of Supervisors ("Board") of the TSR Community Development District ("District") will hold a Regular Meeting on February 11, 2026, at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

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

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

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

District Manager
January 30, 2026

26-00196P

FIRST INSERTION

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF WORKSHOP AND NOTICE OF REGULAR MEETING

The Board of Supervisors ("Board") of the Heritage Pines Community Development District ("District") will hold a public workshop on February 17, 2026 at 1:00 p.m., at Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The purpose of the public workshop is to discuss the HCPA Fitness Center funding. Following the conclusion of the public workshop, starting at or around 2:00 p.m. and at the same location, the Board will hold a regular meeting of the District where the Board may consider any matters that may properly come before it.

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

Any person requiring special accommodations at this workshop and/or meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
January 30, 2026

26-00197P

FIRST INSERTION

NOTICE OF WORKSHOP FOR
LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

The Board of Supervisors of the Lake Padgett Estates Independent Special District will hold a workshop on Tuesday, February 10, 2026 at 6:30 p.m. at the Lake Padgett Estates Stables Meeting Room located at 3614 Stable Ridge Lane, Lan O'Lakes, FL 34639.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8770, who can aid you in contacting the District Office.

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

Lake Padgett Estates Independent Special District
Lisa Castoria, District Manager
January 30, 2026

26-00203P

FIRST INSERTION

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Parkview at Long Lake Ranch Community Development District ("District") will hold a regular meeting on February 16, 2026 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, Florida 33558 for the purpose of considering any business that may properly come before it.

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

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

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

District Manager
January 30, 2026

26-00201P

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential subdivision activities on 147.90 acres known as Pasadena Ridge Phase 3. The project is located in Pasco County, Section(s) 20,21, Township 25 South, Range 21 East. The permit applicant is VOPH Master Development Corp. whose address is 4065 Crescent Park Drive Riverview, FL 33578. The Permit No. is 43046074.003.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

January 30, 2026

26-00202P

FIRST INSERTION

Lakeshore Ranch Community Development District
Notice of meeting and public hearing on proposed community guidelines, rental rates, rental deposits, and non-resident user fees

The Lakeshore Ranch Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees on Tuesday February 10, 2026 at 6:00 p.m. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., Land O' Lakes, FL 34638.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types. The proposed rates and fees are:

HOA Clubhouse Rental Rate	\$35/\$40
Resident/Member Activities Center Rate	\$200
Non-Resident/Member Activities Center Rate	\$900
Resident/Member Conference Room Rate	\$100
Non-Resident/Member Conference Room Rate	\$300
Resident/Member Combined Activities/Conference Rate	\$250
Non-Resident/Member Combined Activities/Conference Rate	\$800
Resident/Member Security Deposit	\$500
Non-Resident/Member Security Deposit	\$1,500
Non-Resident/Member Overage Fee	\$45 per 15 minutes

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda and revisions of the District's policies and rate and fee schedules may be obtained on the District's website at <https://www.lakeshoreranch.net/> prior to the meeting or by contacting the District Manager's office via email at jgreenwood@gms-tampa.com.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager Jason Greenwood via the email above or via phone at 813-344-4844 Ext. 103 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

January 30, 2026

26-00204P

--- 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, 2026 26-00210P

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, 2026 26-00183P

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, 2026 26-00184P

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Herby 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, 2026 26-00211P

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:

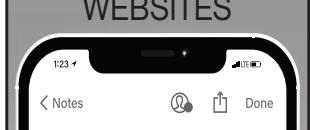
All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Michael T. Bordick, Trustee
219 Regester Ave.
Baltimore, MD 21212
Jan. 30; Feb. 6, 2026 26-00199P

OFFICIAL
COURTHOUSE
WEBSITES

	12:33	Notes	Done
manateeclerk.com			
sarasotaclerk.com			
charlotteclerk.com			
leeclerk.org			
collierclerk.com			
hillsclerk.com			
pascoclerk.com			
mypinellasclerk.gov			
polkcountyclerk.net			
myorangeclerk.com			

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. LE MAITRE,
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 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.

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 N01h, Suite 310
Palm Harbor, FL 34683-2643

727-772-5804

FBN: 971014

E-Mail: info@barbarahuntinglaw.com

Jan. 30; Feb. 6, 2026 26-00216P

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; 325.521.4274, 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, 2026 26-00185P

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025-CP-2116
IN RE: ESTATE OF
FRANCESCA TEODORO,

Deceased.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 N01h, Suite 310

Palm Harbor, FL 34683-2643

727-772-5804

FBN: 971014

E-Mail: info@barbarahuntinglaw.com

Jan. 30; Feb. 6, 2026 26-00216P

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 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.

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 N01h, Suite 310

Palm Harbor, FL 34683-2643

727-772-5804

FBN: 971014

E-Mail: info@barbarahuntinglaw.com

Jan. 30; Feb. 6, 2026 26-00216P

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.

--- ACTIONS / SALES ---

FIRST INSERTION

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.

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.

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 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 Ninehart 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, 2026 26-00215P

FIRST INSERTION

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.

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, Florida Statutes, 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: rhartt@hnh-law.com

Jan. 30; Feb. 6, 2026 26-00221P

FIRST INSERTION

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.

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, 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.

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: rhartt@hnh-law.com

Jan. 30; Feb. 6, 2026 26-00221P

FIRST INSERTION

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.

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.

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.

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

Faximile: 727/937-5453

Email: nmk@nmklaw.com

Secondary Email:

transcribe123@gmail.com

Jan. 30; Feb. 6, 2026 26-00222P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
REF: 2025-CP-002012-PAXES

IN RE: ESTATE OF
MARY ALICE CARVER
Deceased.

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 Division, the address of which is 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 decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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.

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.

FIRST INSERTION

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.

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 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 decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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.

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 Keuka Road

Zephyrhills, FL 33541

--- ACTIONS / SALES ---

FIRST INSERTION

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-

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, ACCORDING 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.,

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

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

Case No. 512025CA003458CAAXWS

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,

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.

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

FIRST INSERTION

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 33255)

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

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

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 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

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.

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: fmail@raslg.com

25-339506

Jan. 30; Feb. 6, 2026 26-00189P

FIRST INSERTION

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

CASE NO.: 2025CC003934CAAXES

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 homeowner's assessment 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 Plaintiff's attorney, whose

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 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 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

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

DIVISION
CASE NO.

2024CA003262CAAXWS

CARRINGTON MORTGAGE SERVICES LLC,

--- ACTIONS / SALES ---

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.:

2025CA001845CAAXWS
1188, PAGE 1836, TOGETHER
WITH A SHARE OF THE COM-
MON ELEMENTS, ALL IN THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.

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. 2025CA001845CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff and DIANE PUGLIESE A/K/A DIANE LYNN PUGLIESE, RIVERMIST CONDOMINIUM, INC are defendants, 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 following described property as set forth in said Final Judgment, to-wit:

UNIT 2208, RIVER VILLAS, A CONDOMINIUM, PHASE 2, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDDED IN OR BOOK 1142, PAGES 1372 THROUGH 1435, INCLUSIVE, AND AMENDED IN OR BOOK 1180, PAGE 1974, AND RE-RECORDED IN OR BOOK

Property Address: 5640 Ferguson Ct #2208, 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 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.

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.

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:
ftlrealprop@kellykronenberg.com
File No: 2390.0000876
Jan. 30; Feb. 6, 2026 26-00193P

Q&A

Q Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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



Email your Legal Notice

legal@businessobserverfl.com

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

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

 Government Meetings and Hearings	 Land and Water Use
 Meeting Minutes or Summaries	 Creation of Special Tax Districts
 Agency Proposals	 School District Reports
 Proposed Budgets and Tax Rates	 Zoning, Annexation and Land Use Changes

Commercial Notices

 Unclaimed Property, Banks or Governments
 Delinquent Tax Lists, Tax Deed Sales
 Government Property Sales
 Permit and License Applications

Court Notices

 Mortgage Foreclosures
 Name Changes
 Probate Rulings
 Divorces and Adoptions
 Orders to Appear in Court

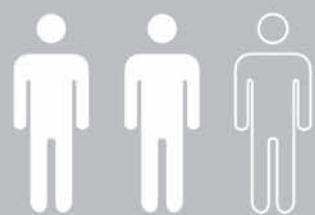
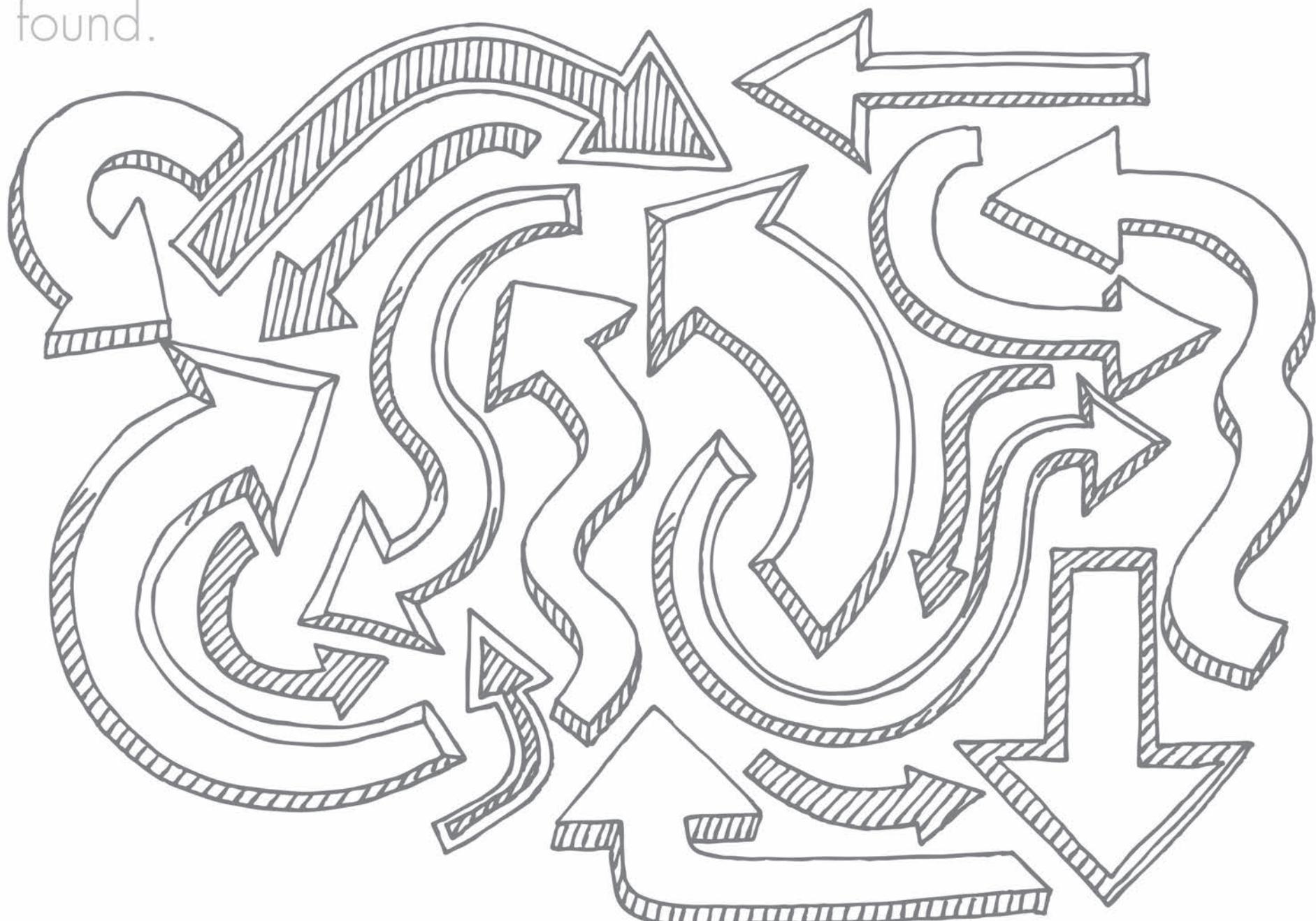
Stay Informed, It's Your Right to Know.

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

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

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.



ALLIANCE

www.newsmediaalliance.org

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000269TDAXXX

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

Certificate #: 1707363

Year of Issuance: 06/01/2018

Description of Property:

34-24-16-0110-00000-1350
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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000273TDAXXX

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

Certificate #: 2104685

Year of Issuance: 06/01/2022

Description of Property:

10-25-17-0050-06400-0350
MOON LAKE ESTATES UNIT
5 PB 4 PGS 84-85 LOTS 35 & 36
BLOCK 64 OR 1714 PG 1040

Name(s) in which assessed:
EVELYN KEILY
ESTATE OF EVELYN KEILY
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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000275TDAXXX

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

Certificate #: 2108254

Year of Issuance: 06/01/2022

Description of Property:

16-26-16-051A-00000-0960
VIRGINIA CITY UNIT 1 PB 10
PG 139 LOT 96 OR 8591 PG 777

Name(s) in which assessed:
NANCY M NEWSOM
KYLE LEE NEWSOM AND
NANCY M NEWSOM
KYLE LEE NEWSOM

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

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

January 12, 2026

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

Jan. 23, 30; Feb. 6, 13, 2026
26-00120P

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000284TDAXXX

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

Certificate #: 210103

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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000285TDAXXX

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

Certificate #: 2104681

Year of Issuance: 06/01/2022

Description of Property:

10-25-17-0050-06200-0190
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

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 #: 2105836

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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000266TDAXXX

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

Certificate #: 2109664

Year of Issuance: 06/01/2022

Description of Property:

36-26-15-095E-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

SECOND INSERTION

Notice of Application for Tax Deed
2025XX000294TDAXXX

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 #: 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

SECOND INSERTION

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:

09-25-17-0020-0050

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

Description of Property:
28-25-17-0210-28500-0020

MOON LAKE ESTATES UNIT 21
PB 7 PG 56 LOT 2 BLOCK 285

Name(s) in which assessed:

ADEL ROFAIL AND DINA
GUIRGUIS
ADEL ROFAIL
DINA GUIRGUIS

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

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

January 12, 2026

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

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

26-00110P

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
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:
10-26-21-0000-09300-0000

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:

JAZIE 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
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 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 163.50 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 TH
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 WA
TER EDGE TO PT WHICH IS
N25DEG35'45"E 186.73 FT MOL
FROM POB TH S25DEG35'45"W
186.73 FT MOL TO POB

Name(s) in which assessed:

WEST TAMPA HOLDINGS LLC
DIEGO B APONTE REGIS
TERED AGENT

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

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

January 12, 2026

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

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

26-00130P

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

--- 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/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.

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

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

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 DECEDED'S DATE OF DEATH IS BARRED.

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

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

Kandia Batchelor

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

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", AC-
CORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 54, PAGES 21
THROUGH 29, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

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 October 28, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative

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

--- ESTATE ---

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 DECEDED'S DATE OF DEATH IS BARRED.

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

Personal Representative:

MARCE EDMOND WARD

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

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. Blount; 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; 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

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 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 DECEDED'S DATE OF DEATH IS BARRED.

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

HELEN GUADARRAMA

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

SECOND INSERTION

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

The administration of the estate of TRACEY LYNN MILLER, a/k/a TRACEY LYNN MILLER, deceased, whose date of death was November 20, 2024, is pending in the Circuit Court for the Sixth Judicial Circuit of the State of Florida, in and for the County of Pasco - Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

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

Personal Representative:

Alan Richard Miller

8927 Beeler Drive

Tampa, FL 33626

Personal Representative's Attorney

Shane K. Warner - Of the Firm

Attorney for the Personal

Representative

FSB # 92131

Warner Legal

3401 W. Cypress St., Suite 204

Tampa, FL 33607

Ph: (813) 470-6341

Fax: (888) 900-2630

Notice of Jud. R. Ad. 2.516 designated emails

Email: swarner@swarnerlaw.com

January 23, 30, 2026 26-00148P

SECOND INSERTION

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

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

--- 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.reaforeclose.com, the Clerk's website for online auctions, at 11:00 AM on the 3rd day of February 2026, the following described property as set forth in said Final Judgment, to wit:

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

A PERSON CLAIMING AN INTER-

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

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

DATED this 16th day of January, 2026.

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

January 23, 30, 2026 26-00156P

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-WS

GARDENS OF BEACON SQUARE CONDOMINIUM, NUMBER FOUR, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

MARY JANE TURNERY, MICHAEL S. TURNERY and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

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

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

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

April 2, 2026.

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

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

Dated this 15th day of January, 2026.

NIKKI ALVAREZ SOWLES,

ESQUIRE

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PASCO COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-002098-WS

IN RE: ESTATE OF

WAYNE L. KIRKENDALL

Deceased.

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 732.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:

s/David J. Wollinka

DAVID J. WOLLINKA

10015 Trinity Blvd., Suite 101

Trinity, FL 34655

Attorney for Personal Representative:
s/David J. Wollinka

DAVID J. WOLLINKA, Attorney

Florida Bar Number: 608483

WOLLINKA & WOLLINKA,

ATTORNEYS AT LAW

10015 Trinity Blvd., Suite 101

Trinity, FL 34655

Telephone: (727) 937-4177

Fax: (727) 478-7007

E-Mail: jamie@wollinka.comSecondary E-Mail:
davidj@wollinka.com

January 23, 30, 2026 26-00177P

SECOND INSERTION

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

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 1/4 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

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

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

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this January 16, 2026

By/s/ David R. Byars

David R. Byars
Attorney for Plaintiff

Invoice to:

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602

ForeclosureService@kasslaw.com
32820/2528666/CMP

January 23, 30, 2026 26-00157P

SECOND INSERTION

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

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

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this January 16, 2026

By/s/ David R. Byars

David R. Byars
Attorney for Plaintiff

Invoice to:

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602

ForeclosureService@kasslaw.com
32820/2528666/CMP

January 23, 30, 2026 26-00157P

SECOND INSERTION

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

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

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this January 16, 2026

By/s/ David R. Byars

David R. Byars
Attorney for Plaintiff

Invoice to:

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602

ForeclosureService@kasslaw.com
32820/2528666/CMP

January 23, 30, 2026 26-00157P

SECOND INSERTION

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

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

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

Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this January 16, 2026

By/s/ David R. Byars

David R. Byars
Attorney for Plaintiff

Invoice to:

David R. Byars
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602

ForeclosureService@kasslaw.com
32820/252

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2025CA000261CAAXWS

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CHARLES GOULET, DECEASED; et al. Defendant.

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

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

TRACT 1302, UNRECORDED, SUNCOAST HIGHLANDS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; RUN, THENCE SOUTH 89°53'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 636.59 FEET; THENCE NORTH 00°23'00" WEST, A DISTANCE OF 523.35 FEET; THENCE WEST A DISTANCE OF 235.52 FEET; THENCE NORTH 87°08'15" WEST A DISTANCE OF 171.00 FEET; THENCE NORTH A DISTANCE OF 345.00 FEET THENCE NORTH 08°00'53" EAST 345.00 FEET TO POINT OF BEGINNING; CONTINUE NORTH 08°00'53" EAST A DISTANCE OF 335.00 FEET; THENCE SOUTH 66°46'53" EAST A DISTANCE OF 519.63 FEET TO A POINT ON A CURVE HAVING A CENTRAL

ANGLE OF 07°25'10", A RADUS OF 2,050.77 FEET, A TANGENT DISTANCE OF 132.97 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 19°30'32" WEST AND 265.38 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 265.66 FEET; THENCE NORTH 74°12'03" WEST A DISTANCE OF 452.74 FEET TO THE POINT OF BEGINNING. TOGETHER WITH 2017 FLEETWOOD HOMES VIN # FLE260GA17-63377A & FLE-260GA17-63377B a/k/a 17221 Nicks Dr, Spring Hill, FL 34610

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 02/23/2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Dade City Courthouse, 38053 Live Oak Avenue, Dade City, FL 33523, Phone No. (352) 521-4542 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 15 day of January 2026.

As Clerk of the Court
(SEAL) By Julian Garcia
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
January 23, 2026 26-00153P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO:

2025CA003662CAAXWS
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

BRIAN DAVID COBLE;
UNKNOWN SPOUSE OF BRIAN DAVID COBLE; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; KARABAKK DEVELOPMENT CORPORATION; SHADOW RUN COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

TO: KARABAKK DEVELOPMENT CORPORATION
LAST KNOWN ADDRESS: 1939 TRAILSIDE DR, PALM HARBOR, FL 34683

ALSO ATTEMPTED: C/O GIONIS LILLY & REMERO PLLC, 1299 MAIN STREET, SUITE C, DUNEDIN, FL 34683; C/O SYLVIA KARALIS, 1939 TRAILSIDE DR, PALM HARBOR, FL 34683; C/O KARALIS, SYLVIA, 4914 CAMBRIDGE BOULEVARD, APT. 103, PALM HARBOR, FL 34685

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 82, LESS THE NORTH 0.67 FEET THEREOF; TOGETHER WITH THE NORTH 2.67 FEET OF LOT 83, SHADOW RUN UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE(S) 33, 34 AND 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
PROPERTY ADDRESS: 15219 Hollybrook Ln, Hudson, FL 34669

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before

FEBRUARY 23RD, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 10, BLOCK D, WATERWAY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 66, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before FEBRUARY 23RD 2026 /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's at-

THE Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 20, 2026

CLERK OF THE CIRCUIT COURT
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL

DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN. 2.516
fleservice@flawlaw.com
04-102637-FOO
January 23, 2026 26-00166P

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

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

Rarely do consumers specifically search online for public notices.

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.

2025CA002440CAAXWS
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR PRP
TRUST, SERIES 2024 COTTAGE-
TT-VI,

Plaintiff, vs.
KARINNA RENEE CRISP A/K/A
KARINNA R. CRISP A/K/A
KARINNA CRISP, et al.,
Defendant.

To: KARINNA RENEE CRISP A/K/A
KARINNA R. CRISP A/K/A KARINNA R.
CRISP A/K/A KARINNA CRISP, 11601
SCALLOP DR, PORT RICHEY, FL
34668

JOSHUA LEE VANCE, 11601 SCALLOP DR, PORT RICHEY, FL 34668

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 222, GULF HIGHLANDS
UNIT ONE, ACCORDING TO
THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 10,
PAGES 116-118, OF THE PUBLIC
RECORDS OF PASCO COUNTY,
FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq. McCalla Raymer Leibert Pierce,

LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before February 23rd, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

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

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF COURT
OF PASCO COUNTY
(SEAL) BY: Haley Joyner
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP

225 East Robinson Street, Suite 155,
Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

January 23, 30, 2026 26-00180P

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO. 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 at-

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 at-

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 at-

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 at-

torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in 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 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

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. 2024CA000911CAAXWS

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. 2024CA000911CAAXWS 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; Doi 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: