

## PASCO COUNTY LEGAL NOTICES

## --- PUBLIC SALES ---

## FIRST INSERTION

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2  
NOTICE OF RESCHEDULED FEBRUARY MEETING

Notice is hereby given that the previously scheduled February 17, 2026 Regular Meeting of the Board of Supervisors ("Board") of the KD52 Community Development District No. 2 ("District") has been rescheduled to be held on February 24, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

The purpose of the meeting is 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 from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours.

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  
February 6, 2026 26-00246P

## FIRST INSERTION

HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Harvest Hills South Community Development District ("District") will hold a Regular Meeting on February 17, 2026, at 11:00 a.m., or as soon thereafter as the matter may be heard, at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

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 from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours.

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  
February 6, 2026 26-00268P

## FIRST INSERTION

HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Harvest Hills Community Development District ("District") will hold a Regular Meeting on February 17, 2026 at 11:00 a.m., at Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544.

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 from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 during normal business hours or by visiting the District's website at <https://harvesthillsccd.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  
February 6, 2026 26-00267P

## FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS MEETING  
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Estancia at Wiregrass Community Development District ("District") will hold a Board of Supervisors meeting on Tuesday, February 17, 2026, at 6:00 PM at the Estancia at Wiregrass Clubhouse, 4000 Estancia Boulevard, Wesley Chapel, Florida. One or more Board members may be present at the meeting and participate in the discussions. The purpose of the regular meeting is to conduct any and all business coming before the Board of Supervisors.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://estanciawiregrassccd.com>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or [rmcgrath@gms-tampa.com](mailto:rmcgrath@gms-tampa.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Richard McGrath, District Manager  
Governmental Management Services - Tampa, LLC  
February 6, 2026 26-00242P

## FIRST INSERTION

NOTICE OF BOARD MEETING  
ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Zephyr Ridge Community Development District ("District") will hold a regular meeting of the Board of Supervisors on February 23, 2026 at 5:00 PM at the Alice Hall Community Center, 38116 Fifth Avenue, Zephyrhills, FL 33542.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at [zephyrridgeccd.org](http://zephyrridgeccd.org). This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or [byoung@gms-tampa.com](mailto:byoung@gms-tampa.com). Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 5:00 p.m. but may begin at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Young, District Manager  
Governmental Management Services - Tampa, LLC  
February 6, 2026 26-00262P

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 09:15 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 77871, 10437 County Line Rd, Spring Hill, FL 34609, (352) 663-8432****Time: 09:15 AM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1120 - Hamlyn, Arynn; 1257 - Platt, David; 2116 - Gonzalez, Jose Rafael; 2151 - Baker, Christopher; 2200 - Saffold, Lena; 2246 - Dey, Michael; 2248 - Dey, Michael; 3235 - Stout, Stephanie; 5135 - Perkins, Cindy; 6016 - velez, sam; 7007 - Tanzola, Andrew

**PUBLIC STORAGE # 22134, 22831 Preakness Blvd, Land O Lakes, FL 34639, (813) 388-9376****Time: 10:00 AM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

01051 - Henry, Ashley; 01067 - Calvo, Kylie; 01074 - Washington, George; 01105 - carazo, Cameron; 01116 - Rhodes, Rabyn; 02007 - Mc Pherson Sharrock, Andrea; 02012 - Kennedy, Kendra; 020481 - Alexander, Christopher; 02049 - Marie, Tatiana; 02054 - Velazquez, Victor; 020891 - Perez, Ivette; 02099 - House, Tionne; 02114 - Langston, Danny; 02115 - Bruce, Linda; 03123 - Schlechty, Ashley; 03157 - Elite Home Services &amp; Solutions llc Hall, Brent; 03169 - Kennedy, Charles; 03201 - chase, Victoriano; 03204 - Danko, Brittany; 04041 - Baez, Alberto; 04066 - Nicoletti, Soledad; 04078 - Cruz, Michelle; 04126 - Hemmings, Demi; 04127 - Daye, Raven; 04165 - hyman, Dearviyon; 04209 - fusi, lewis; 04213 - Richards, Ahmad

**PUBLIC STORAGE # 22135, 14900 County Line Rd, Spring Hill, FL 34610, (727) 233-9632****Time: 10:15 AM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

037 - Collins, Maureen; 118 - Gould, Melody; 242 - Swierat, Mark; 321 - ferris, Clayton; 322 - Knox, Angela

**PUBLIC STORAGE # 25436, 6613 State Road 54, New Port Richey, FL 34653, (727) 493-0578****Time: 10:45 AM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

11016 - Rera, Joseph; 11093 - Bell, Heather; 11116 - Emery, Cheyenne; 11281 - Oquendo, Daniel; 11292 - Adolph, Elizabeth; 11298 - Duke, Angelina; 12041 - Nelson, Mary; 12069 - Odum, Jessalyn; 12086 - Laker, Stephanie Elizabeth; 12148 - Hansford, Melissa; 12211 - shaffer, Michaela; 12232 - Bell, Shanie; 12253 - Tennant, Spencer; 13014 - Altare, Joseph; 13049 - Wasilewski, Jonathan; 13065 - Lake, Terrianna; 13068 - adams, jay; 13080 - Carver, April; 13106 - Winthrop, Dominique; 13110 - Dennison, April; 13121 - jackson, toby; 13136 - Rodney, Justina; 13186 - Staley, Andrew; 13206 - Bushard, Sarah; 13230 - VOJVODIC, AARON M; 13277 - sveda, Madison; 13310 - Hanlon, Brittinni Miranda; 13331 - Bowman, Clayton; 13339 - Meier, Stephanie; B126 - Galloway, Melinda; B156 - Kilgore, Destyni; B167 - Vertefeulle, Paulette; B174 - Reale, Michael A; B202 - marino, marianne; B211 - Demarchi, Gordon Edward; B213 - Koleduk, Kearney; C103 - Derosier, Amber; C135 - Moore, Kelly; C138 - Kinzie, Julie; C223 - Farrell, Carlene; C236 - Ross, Devina; C237 - Richardson, Jennifer; C255 - Evans, Ronald; C400 - Surprenant, April; C410 - Wells, Allie; D219 - Walter, Amy; D242 - Carden, Keaira; D330 - Follone, Andrea; D342 - Overstreet, Jen; D355 - criscito, teri

**PUBLIC STORAGE # 25808, 7139 Mitchell Blvd, New Port Richey, FL 34655, (727) 547-3392****Time: 11:30 AM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1478 - swords, Andrea; 1520 - Bauer, Polly Ann

**PUBLIC STORAGE # 25817, 6647 Embassy Blvd, Port Richey, FL 34668, (727) 491-5429****Time: 11:45 AM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

B0009 - Wright, Octavia; E1120 - Broomfield, Malcolm; E1146 - Bashaw, John; E1191 - Dey, Michael; E1192 - Dey, Mary; E1217 - neuhardt, shaina; E1232 - osorno, Jonathan; E2247 - Johnston, Brianna; E2271 - Schaefer, Loralee; E2297 - Visconti, Tiffany; E2358 - Johnson, Melissa

**PUBLIC STORAGE # 25856, 4080 Mariner Blvd, Spring Hill, FL 34609, (352) 204-9059****Time: 12:00 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0A111 - Garcia, Miguel Argenis; 0A144 - Carpenter, Rachel; 0A154 - Rojas Velasquez, Maria; 0A217 - Hite, Tarsha; 0A235 - Fernandez, David; 0A235 - T, Sheila; 0A246 - Evans, Andrew; 0B001 - Popovich, George; 0B008 - Shackett, Sarah; 0B031 - diesing, Ashley; 0B032 - Alligood, Amy; 0B052 - coyne, Kathleen; 0C035 - Innocent, Michele; 0C117 - Smith, Emmanuel; 0C133 - Darling, Eric; 0D001 - Popovich, George; 0D009 - Santana, Wilnelia; 0D015 - ZALDIVAR, YINA; 0D034 - POWERS, MICHAEL; 0E004 - Medina, Joshua; 0E020 - Fields, Michael; 0E029 - Holbrook, Danelle; 0E109 - Gill, Denise; 0E140 - Hill, Jakaila; 0E151 - Bonnett, Tracy; 0E152 - smith, Tammy; 0E157 - Maldonado, Jennifer; 0E201 - Jarisch, Paul; 0E239 - poust, bobbiojo

**PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911****Time: 12:15 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

047 - waters, Brittanee; 048 - Willis, Louellen; 059 - Jones, James; 071 - Bombardt, Anne; 074 - Clark, Kevin; 097 - Johnson, Shantel; 098 - young, defajia; 127 - Rodriguez, Lucia; 145 - Trowell, Christina; 146 - Leone, Tina; 208 - Blunt, Christa; 277 - Harris, Carole; 311 - Ashby, Terri; 330 - jones, Diedra; 337 - Barrett, John; 413 - McIntosh, Michael; 436 - Davis, Tiffany; 500 - Davis, Tiffany

**PUBLIC STORAGE # 27103, 11435 US Highway 19, Port Richey, FL 34668, (727) 478-2059****Time: 12:30 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1146 - ely, Alyssa; 1168 - Seeland, Sara; 2053 - Riggs, Jordan; 2066 - Campos, Niyus; 2114 - Kessler, Julie; 2194 - Peguero, Christopher; 2213 - Baldwin, Gabriella; 2235 - Casique, Ingrid; 2267 - goodman, dorothy; 2280 - Bonilla, Judith; 3069 - Reetz, Jeffery; 3131 - Christian, Gordon; 3153 - Sanks, Tekeisha; 3159 - Nelson, RESHAYLA; 3176 - Lamon, Jessica; 3219 - Fann, Tisha; 3233 - buffenbarger, Kelly; 3239 - Caldwell, Andrew J; 3267 - Winkelman, Justin; 3276 - Winkelman, Justin; 3278 - Varhaul, Chad

**PUBLIC STORAGE # 27678, 9220 Cortez Blvd, Spring Hill, FL 34613, (352) 565-5964****Time: 12:45 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

1035 - Slavin-Mezzaros, Colleen; 1058 - Johnson, Gregory; 1059 - Lynn, Katey; 1093 - Johnson, Gregory; 1104 - Harding, Timothy; 2088 - Nunez, Jaily; 2115 - Garcia, Russell; 2217 - Feeley, Cindy; 3056 - White, Elna; 3075 - White, Elna; 3078 - Dennard, Belinda; 3091 - Gordon, Nicole; 3171 - Hardy, Rantrelle; 3239 - Adams, Christine

**PUBLIC STORAGE # 23786, 6400 Oregon Chickadee Rd, Weeki Wachee, FL 34613, (352) 450-3245****Time: 01:30 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

B009 - Bologna, April; C020 - Truby, Paul; G041 - Beck, Clayton; J005 - Jones, Jessica; J006 - Jones, Jessica; M014-19 - Johnson, Joseph

**PUBLIC STORAGE # 23787, 7294 Broad St, Brooksville, FL 34601, (352) 450-3254****Time: 01:45 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0114 - Bellville, Joseph; 0142 - Ulm, Amy; 0223 - Redding, Detrice; 0245 - REDDING, MARQUI DAQUAN; 0503 - DuBose, Danny; 0519 - Looper, Carla; 0524 - Wohler, Christopher; 0533 - redding, eugenia; A102 - Lenn, Brittney

**PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041****Time: 02:00 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**

0109 - Fondaw, Veronica; 0312 - Lopez, Carmen; 0611 - Lindiakos, Anthony; 1543 - Shook, Maizy; 1709 - Mudry, Avelina; 1909 - Yarbough, Lavance

**PUBLIC STORAGE # 29314, 10031 Land O'Lakes Blvd, Land O'Lakes, FL 34638, (813) 776-1417****Time: 02:00 PM****Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).**1333 - Silva, Peggy; 2207 - Darling, Chloe  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
February 6, 13, 2026 26-00240P

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 24, 2026, for United Self Mini Storage - Tarpon at www.StorageTreasures.com bidding to begin online February 13, 2026, at 6:00am and ending February 24, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
John D. Molnar	7
February 6, 13, 2026	26-00271P

FIRST INSERTION

**NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on February 18, 2026 at 4:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Lynn Hayes  
District Manager  
February 6, 2026 26-00241P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2026-CP-0153 IN RE: ESTATE OF WILLIAM F. BERTSCH Deceased.**

The administration of the estate of WILLIAM F. BERTSCH, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative: JEFFREY A. BERTSCH**  
2172 Birch Bark Trail  
Grove City, Ohio 43123  
Attorney for Personal Representative: JALEH LEE, ESQ.  
Florida Bar Number: 92966  
5802 State Road 54  
New Port Richey, FL 34652  
Telephone: (727) 853-1200  
Fax: (727) 376-3146  
E-Mail: jaleh@pascoelderlaw.com  
Secondary E-Mail: paralegal@pascoelderlaw.com  
February 6, 13, 2026 26-00280P

FIRST INSERTION

**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Union Park East Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026 with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County and is approximately 331.497 acres in area and has an annual operating budget (not including debt service) of approximately \$1,210,561 for the Fiscal Year 2026. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide one (1) copy of their proposal to Vesta District Services, Attn: Heath Beckett, Auditing Services - Union Park East Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services - Union Park East Community Development District," and one (1) electronic copy to Heath Beckett at hbeckett@vestapropertyservices.com and with e-mail copies to Savannah Hancock at savannah@cdlawyers.com and Shirley Conley at sconley@vestapropertyservices.com. Proposals must be received by noon on Friday, March 13, 2026 at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

Union Park East Community Development District  
Heath Beckett, District Manager  
February 6, 2026 26-00261P

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice Is Hereby Given that PX SHS Beach House Owner, LLC, 30070 State Road 56, Wesley Chapel, FL 33543, desiring to engage in business under the fictitious name of American House Wesley Chapel, 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.  
February 6, 2026 26-00266P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on February 24, 2026, for Castle Keep Mini Storage at www.StorageTreasures.com bidding to begin on-line February 13, 2026, at 6:00am and ending February 24, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Hiram Cintron	G005
Adrian Crum	B078
Pamela Stupp	B035
Walter R. Thompson	B050
February 6, 13, 2026	26-00270P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002102CPAXES IN RE: ESTATE OF JUDY S. BROOKS Deceased**

The Administration of the estate of JUDY S. BROOKS, Deceased, whose date of death was November 11, 2023, is pending in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with the Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with the 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 February 6, 2026.

**Personal Representative /S/ Bruce A. Brooks**  
**Bruce A. Brooks**  
**Personal Representative**  
3200 Silkwood Loop  
Land O Lakes, Florida 34639  
Attorney for Personal Representative /S/ Patricia L. Ferrari  
Patricia L. Ferrari, Esq.  
Attorney for Personal Representative  
Ferrari.attorney@gmail.com  
Fla. Bar No. 350427  
19337 Shumard Oak Drive, Suite 102  
Land O Lakes, Florida 34638  
813-597-8341  
February 6, 13, 2026 26-00250P

FIRST INSERTION

**SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS**

The Board of Supervisors ("Board") of the Summerstone Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2026 at 10:00 a.m., at the Genesis Center, 38112 15th Ave, Zephyrhills, Florida 33542 on the following dates:

- February 23, 2026
- March 23, 2026
- April 27, 2026
- June 22, 2026
- August 24, 2026
- September 28, 2026

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

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

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

District Manager  
February 6, 2026 26-00248P

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 Khan Asparuh Voices located at 2812 Musky Mint Drive in the City of Land O Lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2026  
Internet Office Today LLC  
February 6, 2026 26-00264P

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 MIDDLE EAST MARKET located at 30120 STATE ROAD 54 in the City of WESLEY CHAPEL, Pasco, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026  
THE SECRET LOUNGE LLC  
February 6, 2026 26-00265P

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 Celestial Cove Massage located at 7785 Hardaway Dr Apt B in the City of New Port Richey, Pasco, FL 34653 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of February, 2026  
Crystal Dwyer  
February 6, 2026 26-00263P

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 51-2026-CP-000027-ES IN RE: ESTATE OF BRIAN TROY MYERS a/k/a BRIAN T. MYERS a/k/a BRIAN MYERS Deceased.**

The administration of the estate of Brian Troy Myers a/k/a Brian T. Myers a/k/a Brian Myers, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative: Kevin J. Myers**  
17619 Juanita Drive  
Lutz, Florida 33548  
Attorney for Personal Representative: Ryan A. Doddridge, Esq.  
Attorney  
Florida Bar Number: 74728  
STEARNS, WILLIAMS & DODDRIDGE, PA  
6337 Grand Boulevard  
New Port Richey, Florida 34652  
Telephone: (727) 846-8500  
Fax: (727) 848-2814  
E-Mail: ryan@flprobatetrustlaw.com  
Secondary E-Mail: stacey@flprobatetrustlaw.com  
February 6, 13, 2026 26-00252P

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

U-Stor Ridge Rd, United of Pasco Self Storage, and U-Stor Zephyrhills  
Notice is hereby given that the following storage units are intended to be sold at public auction to satisfy a lien for unpaid rent and charges pursuant to Florida Statutes 83.801-83.809 on February 23, 2026, at the times and locations listed below.

Units contain general household goods unless otherwise stated. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

**UNITED OF PASCO SELF STORAGE**

Start: February 23, 2026, 10:30 AM EST  
End: March 2, 2026, 3:00 PM EST  
Location: 11214 US Hwy 19 North Port Richey, FL 34668  
Bidding: All bidding will take place online at bid13.com  
B107 Shaylyn New  
B119 Nicole Orsini  
B129 Melvin Malave  
B166 Ivy Ortiz

26-00272P  
B365 Celeste Muniz  
B413 Michael Perry  
B480-481 Jessica Maneely  
**U-STOR RIDGE RD**  
Start: February 23, 2026, 10:30 AM EST  
End: March 2, 2026, 3:00 PM EST  
Location: 7215 Ridge Rd., Port Richey, FL 34668  
Bidding: All bidding will take place online at bid13.com  
C149 Michael Smith  
F94 Nichole Ackerman  
F208 Saavedra Odonnell  
**U-STOR ZEPHYRHILLS**  
Start: February 23, 2026, 10:30 AM EST  
End: March 2, 2026, 3:00 PM EST  
Location: 36654 Pure Water Way, Zephyrhills, FL 33541  
Bidding: All bidding will take place online at bid13.com  
F27 John Bueno  
C40 Danielle Keenan  
B35 Mark Moore  
C48 Joy Stafford  
A5 Donna Webster  
February 6, 13, 2026 26-00272P

FIRST INSERTION

**NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Talavera Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Wednesday, February 18, 2026 at 6:00 p.m. at the Talavera Amenity Center, located at 18955 Rocco Road, Spring Hill, FL 34610. The Audit Committee will review, discuss and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid in contacting the District Office.

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

Sean Craft  
District Manager  
February 6, 2026 26-00288P

--- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-1780-WS  
IN RE: ESTATE OF  
PHILLIP P. VOGEL  
Deceased.

The administration of the estate of PHILLIP P. VOGEL, deceased, whose date of death was August 25, 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. 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:****ANTHONY C. BORRA II**

517 Cedar Arbor Ct.

St. Augustine, Florida 32084

Attorney for Personal Representative:  
DONALD R. PEYTON, Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
Secondary E-Mail:  
peytonlaw2@gmail.com  
February 6, 13, 2026 26-00278P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2025CP001691  
IN RE: ESTATE OF  
LARRYE ALFIE SMITH,  
Deceased.

The administration of the Estate of Larrye Alfie Smith, Deceased, whose date of death was January 8, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

The date of first publication of this notice is February 6, 2026.

**Personal Representative:****DAVIN SMITH**

1930 KINGSLEY DRIVE

PEARLAND, TX 77584

Attorney for  
Personal Representative:  
BARRY A. DIAMOND, #471770  
LAW OFFICES OF  
BARRY A. DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive, Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
February 6, 13, 2026 26-00279P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-11  
IN RE: ESTATE OF  
JOHN WHITENER  
AKA JOHN M. WHITENER  
Deceased.

The administration of the estate of John Whitener aka John M. Whitener aka John Morgan Whitener, deceased, whose date of death was December 12, 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. 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 the 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:****Elizabeth Peyton Nunez**

3196 Powers Ford SE

Marietta, GA 30067

Rebecca C. Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
Florida Bar No. 0223440  
7920 US-19 Highway  
Port Richey, FL 34668  
(address)  
Telephone: (727) 848-3404  
February 6, 13, 2026 26-00234P

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002034  
IN RE: ESTATE OF  
WAYNE ALLAN BENTZEN  
Deceased.

The administration of the estate of Wayne Allan Bentzen, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:****Rebecca Panoulis**

619 Knowles Road, Unit A

Brandon, Florida 33511

Attorney for Personal Representative:  
V. Ross Spano, Esq.  
ROSS SPANO LAW, P.A.  
Attorney  
Florida Bar Number: 0147923  
2004 Thonotosassa Road, Suite 102  
Plant City, FL 33563  
Telephone: (813) 244-7758  
E-Mail: ross@rosspanolaw.com  
Sec. E-Mail: isaiah@rosspanolaw.com  
February 6, 13, 2026 26-00281P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.:  
2025CA002833CAAXWS

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TAMMY ANN DAVIDSON, et al., Defendants.**  
TO: TAMMY ANN DAVIDSON  
14301 CLAMSHELL LANE, HUDSON, FL 34667

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

THE NORTH 60 FEET OF THE WEST 100 FEET OF LOT "B" AND THE SOUTH 40 FEET OF THE WEST 100 FEET OF LOT "C" IN M.A.K. OSBORN'S SUBDIVISION OF LOT 2 IN BLOCK 7, OF THE TOWN OF HUDSON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE EAST 10 FEET OF SAID PROPERTY BEING SUBJECT TO AN EASEMENT FOR PUBLIC RIGHT-OF-WAY

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 MARCH 9TH, 2026, a date at least thirty (30) days after the first publication of this No-

tice 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 day of February 3, 2026.

Nikki Alvarez-Sowles

Pasco County Clerk &amp; Comptroller

Deputy Clerk: Shakira Ramirez Pagan

De Cubas &amp; Lewis, P.A., Attorney for Plaintiff,

PO BOX 5026, FORT LAUDERDALE, FL 33310

25-03649

February 6, 13, 2026 26-00274P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR PASCO  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO.  
2025CA003079CAAXWS

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. IRIS N NEGRON, et al., Defendant.**

To: IRIS N NEGRON  
10251 PEOPLES LOOP  
PORT RICHEY, FL 34668

UNKNOWN SPOUSE OF IRIS N NEGRON

10251 PEOPLES LOOP  
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 20, JASMINE TRAILS, PHASE FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 135 AND 136, 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-trusted Court on or before March 9, 2026 or 30 days from the first publication,

otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 3rd day of February, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.

CLERK OF COURT

OF PASCO COUNTY

(SEAL) BY: Shakira Ramirez Pagan

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

25-13299FL

February 6, 13, 2026 26-00283P

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CASE NO.: 2025-CA-002880

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. MERCEDES K. SHOLLEY, et al., Defendants.**

TO: Mercedes K. Sholley  
4210 Castlewood Drive  
Holiday, FL 34691

Mercedes K. Sholley  
400 N. 2nd Ave. E  
Newton, IA 50208

Steven A. Sholley  
4210 Castlewood Drive  
Holiday, FL 34691

Holiday, FL 34691

Steven A. Sholley  
400 N. 2nd Ave. E  
Newton, IA 50208

Unknown Party in Possession 1  
4210 Castlewood Drive  
Holiday, FL 34691

Unknown Party in Possession 2  
4210 Castlewood Drive  
Holiday, FL 34691

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

Lot 25, Edgewood of Gulf Trace, according to the map or plat thereof, as recorded in Plat Book 24, pages 41 and 42 and as amended in Edgewood of Gulf Trace Rep lat, according to the map or plat thereof, as recorded in Plat Book 24, page(s) 140 through 142, inclusive, all 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 9TH, 2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 4, 2026

Nikki Alvarez-Sowles

Pasco County Clerk &amp; Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Anthony R. Smith, Esquire,

the Plaintiff's attorney,

Tiffany &amp; Bosco, P.A.,

1201 S. Orlando Ave, Suite 430,

Winter Park, FL 32789

February 6, 13, 2026 26-00284P

## 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. 2025CA004027CAAXWS  
Planet Home Lending, LLC  
Plaintiff, vs.

Emily Marie Van Dunk a/k/a Emily  
M. Van Dunk a/k/a Emily Van Dunk;  
Dalton Van Dunk a/k/a Dalton J. Van  
Dunk; 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 Billy Hughes a/k/a Billy Kenneth Hughes, Deceased

Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida:

A PORTION OF TRACT 47, OF THE UNRECORDED PLAT OF EL PICO SOUTH PLAT BEING DESCRIBED AS: THE WEST 182.89 FEET OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 17 EAST, LESS AND EXCEPT THE NORTH 25 FEET, PASCO COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MOBILE HOME VIN# FLTHLCT28137G3861A & FLTHLCT28137G3861B;

TITLE# 143104404 AND 143104612.

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 9, 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 February 3, 2026.

Nikki Alvarez-Sowles

As Clerk of the Court

(SEAL) By /s/ Shakira Ramirez Pagan

As Deputy Clerk

2025-CA-4027-WS

Brock &amp; Scott, PLLC.,

the Plaintiff's attorney,

4919 Memorial Hwy,

Suite 135,

Tampa, FL 33634

File # 25-F02713

February 6, 13, 2026 26-00282P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:

CASE NO.:

2025CA003392CAAXWS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs.

B CUBED INVESTMENTS LLC;

CITY OF NEW PORT RICHEY

FLORIDA; JOSHUA L. BUTKUS;

UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com at, 11:00 AM on the 09 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK B, GROVE PARK UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 4118 FLAMINGO DR, NEW PORT RICHEY, FL 34652

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City,

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2025CP00179CPAXWS  
IN RE: ESTATE OF TOSHIO TAKASHIMA,  
Deceased.

The ancillary administration of the estate of TOSHIO TAKASHIMA, Deceased, Case No. 2025CP00179CPAXWS, is pending in the Circuit Court of Pasco County, Florida, the address of which is Clerk of the Circuit Court, Probate Division, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**JOSHUA GREEN**  
8519 Yearling Lane  
New Port Richey, Florida 34653  
Attorney for Personal Representative:  
**STEPHEN R. WILLIAMS**  
Attorney  
Florida Bar Number: 748188  
**WILLIAMS & ACKLEY PLC**  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
February 6, 13, 2026 26-00236P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-131  
IN RE: ESTATE OF RICHARD A. GREEN  
Deceased.

The administration of the estate of RICHARD A. GREEN, deceased, whose date of death was December 7, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**JOSHUA GREEN**  
8519 Yearling Lane  
New Port Richey, Florida 34653  
Attorney for Personal Representative:  
**STEPHEN R. WILLIAMS**  
Attorney  
Florida Bar Number: 748188  
**WILLIAMS & ACKLEY PLC**  
10820 State Road 54, Suite 202  
TRINITY, FL 34655  
Telephone: (727) 842-9758  
Fax: (727) 848-2494  
E-Mail: cyndi@wrplawyers.com  
Secondary E-Mail:  
srw@wrplawyers.com  
February 6, 13, 2026 26-00253P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001918-CPAXES  
Division Probate  
IN RE: ESTATE OF ERIC BRANDZEL  
Deceased.

The administration of the estate of Eric Brandzel, deceased, whose date of death was August 11, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Kellie Brandzel**  
4942 Diamonds Palm Loop  
Wesley Chapel, Florida 33543  
Attorney for Personal Representative:  
Kenneth J. Crotty  
Attorney  
Florida Bar Number: 016476  
Hill Ward Henderson  
101 E. Kennedy Boulevard, Suite 3700  
Tampa, FL 33602  
Telephone: (813) 222-3102  
Fax: (813) 221-2900  
E-Mail: Ken.Crotty@hwlaw.com  
Secondary E-Mail:  
Probate.efile@hwlaw.com  
February 6, 13, 2026 26-00277P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2025-CP-001010  
In Re: Estate of Randall Jay Stewart  
Deceased.

The administration of the estate of Randall Jay Stewart, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, 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 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 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 Decedent's death by Decedent or Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SER 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Kaitlyn Ann Stewart**  
c/o William C. Roof  
The Florida Estate Firm  
2600 E. Robinson Street  
Orlando, FL 32803  
Attorney for Personal Representative:  
William C. Roof, Esq.  
FBN 118888  
The Florida Estate Firm  
2600 Robinson Street  
Orlando, FL 32803  
(407) 986-3030  
E-Mail: Ken.Crotty@hwlaw.com  
wcr@estatefirmfl.com  
February 6, 13, 2026 26-00244P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 51-2025-CP-1774-W5  
IN RE: ESTATE OF ELSIE M. RADANO a/k/a ELSIE MOFFA RADANO  
Deceased.

The administration of the estate of ELSIE M. RADANO a/k/a ELSIE MOFFA RADANO, deceased, whose date of death was June 4, 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. 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**JOHN F. RADANO, JR.**  
12626 Newfield Dr.  
Orlando, Florida 32837  
Attorney for Personal Representative:  
DONALD R. PEYTON, Attorney  
Florida Bar Number: 516619  
7317 Little Road  
New Port Richey, FL 34654  
Telephone: (727) 848-5997  
Fax: (727) 848-4072  
E-Mail: peytonlaw@yahoo.com  
eservice@estatefirmfl.com  
peytonlaw2@gmail.com  
February 6, 13, 2026 26-00235P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002129  
Division Probate  
IN RE: ESTATE OF GARVIN V. SMITH  
Deceased.

The administration of the estate of Garvin V. Smith, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Shomari O. Smith**  
4315 W. Santiago St.  
Tampa, Florida 33629  
Attorney for Personal Representative:  
Kimberly K. Muenster  
Attorney  
Florida Bar Number: 0078340  
4102 W. Linebaugh Avenue, Suite 100  
Tampa, FL 33624  
Telephone: (813) 367-1500  
Fax: (813) 367-1501  
E-Mail: kmuenster@mortellarolaw.com  
Secondary E-Mail:  
kkmuenter@gmail.com  
February 6, 13, 2026 26-00251P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2024-CP-001092  
Division: Probate  
IN RE: ESTATE OF COTELIUS GLOVER  
Deceased.

The administration of the estate of COTELIUS GLOVER, deceased, whose date of death was on December 30, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Elijah Mathis**  
6360 Cammie Street  
Brooksville, FL 34602  
Attorney for Personal Representative:  
/s/ Laurie R. Chane  
Laurie R. Chane, Attorney  
Florida Bar Number: 843547  
The Law Office of Laurie R. Chane  
14206 5th Street  
Dade City, Florida 33523  
Telephone: (352) 567-0055  
Fax: (352) 437-3918  
E-Mail: laurie@chanelaw.com  
Secondary E-Mail:  
service@chanelaw.com  
February 6, 13, 2026 26-00238P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000018CPAXES  
IN RE: ESTATE OF JASON BURKE HUBER  
Deceased.

The administration of the estate of Jason Burke Huber, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 5, 2026.

**Personal Representative:**  
**/s/ Christian Bailey Huber**  
**Christian Bailey Huber**  
1399 Bryan Road  
Little River, SC 29566  
Attorney for Personal Representative :  
/s/ Bradley J Busbin  
Bradley J. Busbin  
E-mail Addresses:  
brad@busbinlaw.com  
Florida Bar No. 127504  
Busbin Law Firm, P.A.  
2295 S. Hiwassee Rd. Ste 207  
Orlando, FL 32835  
Telephone: (407) 955-4595  
February 6, 13, 2026 26-00254P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File Number: 2024-CP-000077  
Division: Probate  
IN RE: ESTATE OF CALANDRA E GLOVER  
Deceased.

The administration of the estate of CALANDRA E GLOVER, deceased, whose date of death was on January 18, 2022, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is, 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Elijah Mathis**  
6360 Cammie Street  
Brooksville, FL 34602  
Attorney for Personal Representative:  
/s/ Laurie R. Chane  
Laurie R. Chane, Attorney  
Florida Bar Number: 843547  
The Law Office of Laurie R. Chane  
14206 5th Street  
Dade City, Florida 33523  
Telephone: (352) 567-0055  
Fax: (352) 437-3918  
E-Mail: laurie@chanelaw.com  
Secondary E-Mail:  
service@chanelaw.com  
February 6, 13, 2026 26-00238P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-CP-10  
IN RE: ESTATE OF PATRICIA LOTURCO  
Deceased.

The administration of the estate of Patricia Loturco, deceased, whose date of death was September 14, 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. 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Michael Loturco-Mizvesky aka Michael Mizvesky aka Michael Patrick Loturco-Mizvesky**  
4 Gina Drive  
Centerport, NY 11721  
Rebecca C. Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
Florida Bar No. 0223440  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
February 6, 13, 2026 26-00249P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000018CPAXES  
IN RE: ESTATE OF JASON BURKE HUBER  
Deceased.

The administration of the estate of Jason Burke Huber, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 6, 2026.

**Personal Representative:**  
**Michael Loturco-Mizvesky aka Michael Mizvesky aka Michael Patrick Loturco-Mizvesky**  
4 Gina Drive  
Centerport, NY 11721  
Rebecca C. Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
Florida Bar No. 0223440  
7920 U.S. Highway 19  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
February 6, 13, 2026 26-00249P

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026CP000018CPAXES  
IN RE: ESTATE OF JASON BURKE HUBER  
Deceased.

The administration of the estate of Jason Burke Huber, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE

## -- ACTIONS / SALES --

## FIRST INSERTION

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

**CASE NO.: 2025-CA-001052**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, v.**  
**JONATHAN TAYLOR THOMPSON,**  
**et al.,**  
**Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 16, 2026, at 11:00 a.m. ET, via the online auction site at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 1133, BEACON SQUARE UNIT 10-A, according to the plat thereof, as recorded in Plat Book 9, Page(s) 63 and 64, of the Public Records of Pasco County, Florida.

Property Address: 3450 Wiltshire Drive, Holiday, FL 34691 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 4th day of February, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

February 6, 13, 2026 26-00286P

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 25-CA-1380**

**CITY OF NEW PORT RICHEY,**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS,**  
**GRANTEES, BENEFICIARIES,**  
**PERSONAL REPRESENTATIVES,**  
**DEVISEES, AND CREDITORS OF**  
**ESTELLA IRENE WRIGHT,**  
**DECEASED, IVY PLUMMER,**  
**VINCENT SISCO, LESLIE SISCO,**  
**ROBIN SISCO, FRANCES**  
**NORFLEET,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 3, 2026 and entered in Case No. 2024-CA-1380 of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida where City of New Port Richey, is the Plaintiff and The Unknown Heirs, Grantees, Beneficiaries, Personal Representatives, Devisees, and Creditors of Estella Irene Wright, Deceased, Ivy Plummer, Vincent Sisco, Leslie Sisco, Robin Sisco, Frances Norfleet is/ are the Defendant(s). Nikki Alvarez-Sowles will sell to the highest bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 a.m. on March 16, 2026 the following described properties set forth in said Final Judgment to wit:

Lot 81, JASMINE HEIGHTS UNIT 2, according to plat thereof as recorded in Plat Book 6, Page 100, of the Public Records of Pasco County, Florida.

Property No.: 17-26-16-0290-00000-0810

Address: 5204 Kapok Drive, New Port Richey, FL 34652

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (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 in Pasco County, Florida, on February 3, 2026.

Weidner Law, P.A.

Counsel for the Plaintiff

856 2nd Avenue N

St. Petersburg, FL 33701

Telephone: (727) 954-8752

Designated Email for Service:

Service@MattWeidnerLaw.com

By: s/ Matthew D. Weidner

Matthew D. Weidner, Esq.

Florida Bar No. 185957

February 6, 13, 2026 26-00287P

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION:

**CASE NO.:**  
**2025CA003416CAAXWS**

**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCAF ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**B CUBED INVESTMENTS LLC;**  
**CITY OF NEW PORT RICHEY**  
**FLORIDA; JOSHUA L. BUTKUS;**  
**UNKNOWN TENANT**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), NIKKI ALVAREZ-SOWLES, ESQ as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 AM on the 10 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK D, JASMINE TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 113, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY ADDRESS: 5326 BERKLEY RD, NEW PORT RICHEY, FL 34652

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 29 day of January, 2026.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by: De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-01370 - Bidder Number: 9180  
February 6, 13, 2026 26-00226P

## FIRST INSERTION

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

**CASE NUMBER:**  
**2025CA003674CAAXWS**

**REGIONS BANK,**  
**Plaintiff, vs.**  
**CHARLES M. HILL, AS**  
**PERSONAL REPRESENTATIVE**  
**OF THE ESTATE OF ANN M.**  
**CASEY, CHARLES E. HILL,**  
**UNKNOWN SPOUSE OF CHARLES**  
**E. HILL, STATE OF FLORIDA,**  
**DEPARTMENT OF REVENUE,**  
**UNKNOWN TENANT NO. 1 AND**  
**UNKNOWN TENANT NO. 2**  
**Defendants.**

TO: UNKNOWN SPOUSE OF CHARLES E. HILL, last known address is unknown.

Notice is hereby given to UNKNOWN SPOUSE OF CHARLES E. HILL, that an action to foreclose on the following property in Pinellas County, Florida:

LOT 2640, BEACON SQUARE UNIT 21-B, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ALSO KNOWN AS 3613 BLUEBELL LANE, HOLIDAY, FL 34691.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Wayne E.

Klinkbeil, Esquire, the Plaintiffs attorney, whose address is, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801 and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. on or before MARCH 9TH, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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: February 2, 2026.  
Nikki Alvarez-Sow/es, Esq.  
Clerk & Comptroller

Pasco County, Florida (SEAL)  
Deputy Clerk: Haley Joyner  
Feb. 6, 13, 2026 26-00255P

## FIRST INSERTION

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

**Case No. 2025CA001046CAAXWS**  
**NBKC Bank,**  
**Plaintiff, vs.**  
**Min Lincoln f/k/a Min Zhou, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA001046CAAXWS of the Circuit Court of the SIXTH JUDICIAL Circuit, in and for Pasco County, Florida, wherein NBKC Bank is the Plaintiff and Min Lincoln f/k/a Min Zhou; Two Cambridge Commons Condominium Association, Inc.; Heritage Lake Community 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](http://www.pasco.realforeclose.com), beginning at 11:00 AM on the 11th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 51, BUILDING 14 OF TWO CAMBRIDGE COMMONS CONDOMINIUM PHASE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3209, PAGE(S)1203, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

TAX ID:  
13-26-16-013A-01400-0510

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 3rd day of February 2026.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy,  
Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDoes@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F00488  
February 6, 13, 2026 26-00273P

## FIRST INSERTION

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

**CASE NUMBER:**  
**2025CA000535CAAXES**

**DIVISION: Y**  
**ZEPHYRHILLS COMMUNITY**  
**REDEVELOPMENT AGENCY, a**  
**Florida Dependent Special District,**  
**Plaintiff, v.**  
**CLAY WHITWORTH, RANDY**  
**WHITWORTH, TOD**  
**WHITWORTH, AND KARI LEAH WHITWORTH**  
**SURRAT,**  
**Defendants.**

TO: Defendants: KARI LEAH WHITWORTH SURRAT and all parties having or claiming to have any right, title, or interest in the property herein described:

YOU ARE NOTIFIED that an action to quiet title to the following described real property in Pasco County, Florida: Lot 4, less the North 20 feet thereof, and all of Lots 5 and 6, Block 23, Plat of a Town of Zephyrhills, according to the plat thereof recorded in Plat Book 1, Page 54, Public Records of Pasco County, Florida (the "Property")  
Parcel ID:  
11-26-21-0010-02300-0030  
Property Address: 5855 11th Street, Zephyrhills, Florida 33542  
5901 11th Street, Zephyrhills, Florida 33542

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Matthew E. Maggard, Esq., Plaintiff's attorney, whose address is Shumaker, Loop & Kendrick, LLP, 13134 US Highway 301, Dade City, Florida 33525, on or before MARCH 9TH, 2026 and to file the original with the Clerk of this Court ei-

ther before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

The action to quiet title was instituted in the Sixth Judicial Circuit Court for Pasco County in the State of Florida and is styled as follows: ZEPHYRHILLS COMMUNITY REDEVELOPMENT AGENCY v. CLAY WHITWORTH, RANDY WHITWORTH, TOD WHITWORTH AND KARI LEAH WHITWORTH SURRAT.

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: January 28, 2026.  
Nikki Alvarez-Sow/es, Esq.  
Clerk & Comptroller  
Pasco County, Florida (SEAL)  
Deputy Clerk: Haley Joyner  
Matthew E. Maggard, Esq.,  
Shumaker, Loop & Kendrick, LLP,  
the Plaintiff's attorney,  
13134 US Highway 301  
Dade City, Florida 33525  
Feb. 6, 13, 20, 27, 2026 26-00231P

## FIRST INSERTION

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

**Case #: 2024CA001548CAAXES**  
**DIVISION: J1**

**PNC Bank, National Association**  
**Plaintiff, -vs.-**  
**Dennis Marquez; Unknown Spouse**  
**of Dennis Marquez; Covina Key**  
**Homeowners Association, Inc.;**  
**Suncoast Roofers LLC; Unknown**  
**Parties in Possession #1, if living,**  
**and all Unknown Parties claiming**  
**by, through, under and against**  
**the above named Defendant(s);**  
**Unknown Parties in Possession**  
**#2, if living, and all Unknown**  
**Parties claiming by, through, under**  
**and against the above named**  
**Defendant(s)**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA001548CAAXES of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein PNC Bank, National Association, Plaintiff and Dennis Marquez are defendant(s), I, Clerk of Court, Nikki Alvarez-Sowles, Esq., will sell to the highest and best bidder for cash IN AN ONLINE SALE ACCESSED THROUGH THE CLERK'S WEBSITE AT [WWW.PASCO.REALFORECLOSE.COM](http://WWW.PASCO.REALFORECLOSE.COM), AT 11:00 A.M. on March 23, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 5, BLOCK 9, MEADOW

POINTE PARCEL 14, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 101, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Submitted By:  
ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
24-331291 FC01 NCM  
February 6, 13, 2026 26-00227P

## FIRST INSERTION

**NOTICE OF ACTION/  
CONSTRUCTIVE SERVICE  
NOTICE BY PUBLICATION**  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO.**  
**2025CC002488CAAXES**

**ONE STOP SOLUTIONS WC LLC,**  
**Plaintiff, vs.**  
**KAREN ELENBAUM; et al.,**  
**Defendants.**

TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF HELEN ROHM, DECEASED  
Last Known Address: 8151 Hamster Dr., Zephyrhills, FL 33540  
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# T3569732A/B; Title #19264502 I 19264503; located at 8151 Hamster Dr., Zephyrhills, FL 33540, in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiffs attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: [service@mls-pa.com](mailto:service@mls-pa.com), on or before MARCH 9TH, 2026 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) 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.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

WITNESS my hand and seal of this Court this January 28, 2026.

NIKKI ALVAREZ-SOWLES, ESQ.  
As Clerk of the Circuit Court  
By: Haley Joyner  
As Deputy Clerk

Melisa Manganelli, Esq.  
Law Offices of Mandel, Manganelli & Leider, P.A.  
Attorneys for Plaintiff  
1900 N.W. Corporate Boulevard,  
Suite 305W  
Boca Raton, FL 33431  
[servicesmandel@gmail.com](mailto:servicesmandel@gmail.com)  
Feb. 6, 13, 20, 27, 2026 26-00228P

## FIRST INSERTION

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

**CASE NO.:**  
**2025CA003901CAAXWS**

**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION**  
**Plaintiff(s), vs.**  
**ALLEN DAVIS IF LIVING,**  
**BUT IF DECEASED, THE**  
**UNKNOWN HEIRS, DEVISEES,**  
**BENEFICIARIES, GRANTEEES,**  
**ASSIGNS, CREDITORS, LIENORS,**  
**AND TRUSTEES OF ALLEN**  
**DAVIS, DECEASED, AND ALL**  
**OTHER PERSONS CLAIMING**  
**BY, THROUGH, UNDER,**  
**AND AGAINST THE NAMED**  
**DEFENDANTS; MARISSA DAVIS;**  
**THE UNKNOWN SPOUSE OF**  
**ALLEN DAVIS; THE UNKNOWN**  
**TENANT IN POSSESSION,**  
**Defendant(s).**

TO: ALLEN DAVIS IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF ALLEN DAVIS, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS  
LAST KNOWN ADDRESS:  
UNKNOWN

CURRENT ADDRESS: UNKNOWN  
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:  
LOTS 9 AND 10, PALM SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 77, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 5124 Behrens Court, Port Richey, FL 34668

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE MARCH 9TH, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CASE NO. 2025-CA-002205**

**DELANE FINANCIAL, LLC, a Florida Liability company, Plaintiff, vs. KING'S OF REAL ESTATE, LLC, a Florida limited liability company, CITY OF NEW PORT RICHEY, FLORIDA, A Florida Municipal Corporation, JOHN DOE, Individually, and JANE DOE, Individually, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 26, 2026, entered in Civil Case No. 2025-CA-002205 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell to the highest and best bidder for cash at public sale, at www.pasco.realforeclose.com on March 12, 2026 at 11:00 a.m., after first giving notice as required by § 45.031, Florida Statutes, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Lot 21, Green Key Estates, according to map or plat thereof as recorded in Plat Book 6, Page 57, in the Public Records of Pasco County, Florida.  
 Folio Number: 06-26-16-0010-00000-0210

Street Address: 6608 Manor Beach Road New Port Richey, Florida 34652 ("Property").

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

**IMPORTANT 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 the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

T. Robert Shahady, Esq. Florida Bar No. 0027004 rshahady@swlawyers.law krissel@swlawyers.law (Legal Asst) SHAHADY & WURTENBERGER, P.A.

Attorneys for Plaintiff  
 7900 Peters Road, Suite B-200 Fort Lauderdale, FL 33324 (954) 376-5950  
 February 6, 13, 2026 26-00229P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CASE NO.: 2025-CA-000646**

**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. COREY L. OLSON A/K/A COREY LEE OLSON, et al., Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 10, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

**PARCEL 1:**  
 Parcel 10, being a portion of Lot 4, Block C, of GULF COAST ACRES ADDITION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and as described as follows:

For a Point of reference, commence at the Southwest corner of said Lot 4, Block C, of GULF COAST ACRES ADDITION; run thence North 0 degrees 12 minutes 02 seconds East, along the Westerly boundary of said Lot 4, a distance of 521.32 feet for a Point of Beginning; from said Point of Beginning, continue North 0 degrees 12 minutes 02 seconds East, 260.66 feet; thence North 89 degrees 44 minutes 20 seconds East, 161.06 feet; thence South 0 degrees 11 minutes 30 seconds West, 260.59 feet; thence South 89 degrees 42 minutes 39 seconds West, 161.10 feet to the Point of Beginning.  
 The East 25.00 feet thereof being reserved for ingress and egress and for drainage and/or utilities purposes.

**PARCEL 2:**  
 Being a portion of Lot 3, Block C, of GULF COAST ACRES ADDITION as recorded in Plat Book 5, Page 145, of the Public Records of Pasco County, Florida, and described as follows:  
 Beginning at the Southeast corner of Lot 3, of Plot C, Section

24, Township 24 South, Range 16 East, known as Gulf Coast Acres, Pasco County, Florida. Run thence North 522 feet to a Point of Beginning, thence North 261 feet, thence West 161 feet 3 inch thence South 261 feet, thence East 161 feet 3 inch to a Point of Beginning.

Subject to road right of way on West side (road right of way and electrical).

Property Address: 15609 Becky Lane, Hudson, FL 34667 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 2nd day of February, 2026.  
 TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201  
 February 6, 13, 2026 26-00260P

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CASE NO. 2025-CA-002346**

**DELANE FINANCIAL, LLC, a Florida Liability company, Plaintiff, vs. KING'S OF REAL ESTATE, LLC, a Florida limited liability company, CITY OF NEW PORT RICHEY, FLORIDA, A Florida Municipal Corporation, JOHN DOE, Individually, and JANE DOE, Individually, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 26, 2026, entered in Civil Case No. 2025-CA-002346 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell to the highest and best bidder for cash at public sale, at www.pasco.realforeclose.com on March 9, 2026 at 11:00 a.m., after first giving notice as required by § 45.031, Florida Statutes, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

A portion of Tract 44, Port Richey

Land Company Subdivision, according to map or plat thereof as recorded in Plat Book 1, Page 61, Public Records of Pasco County, Florida, and being more fully described as follows:

Commence at the SE corner of said Tract 44, Section 31, Township 25 South, Range 16 East, the same being the SE corner of the NE 1/4 of the SE 1/4 of said Section 31; thence run along the East line of said Tract 44, N 0°12'21" E, a distance of 335 feet for a point of beginning; Thence N 89°35'16" W, parallel to the South boundary of said Tract 44, a distance of 125 feet; thence N 0°12'21" E, parallel to the East boundary of said Tract 44, a distance of 60 feet; thence S 89°35'16" E, a distance of 125 feet; thence along the East boundary of said Tract 44, S 0°12'21" W, a distance of 60 feet to the Point of Beginning; Less the East 25 feet thereof for road right-of-way.  
 Folio Number: 31-25-16-076A-00000-0150  
 Street Address: 7311 Oelsner Street, New Port Richey, FL 34652 ("Property").

Any person claiming an interest in the surplus from the sale, if any, other than

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CASE NO.: 2025-CA-000883**

**PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF CASSANDRA MALONE MOULTRIE, et al., Defendants.**

NOTICE is hereby given that Nikki Alvarez-Sowles, Esq., Clerk of the Circuit Court of Pasco County, Florida, will on March 5, 2026, at 11:00 a.m. ET, via the online auction site at www.pasco.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pasco County, Florida, to wit:

Lot 223, of ANGELINE PHASES 1A, 1B, 1C, AND 1D, according to the plat thereof, as recorded in Plat Book 87, Page 72, of the Public Records of Pasco County, Florida.

Property Address: 16673 Shell Bay Dr, Land O Lakes, FL 34638 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.:**

**2025CA003062CAAXES NEWREZ LLC D/B/ A/ SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs.**

**LINDA QUINONES A/K/A LINDA WILCOXON IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LINDA QUINONES A/K/A LINDA WILCOXON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PEDRO QUINONES, DECEASED; THE UNKNOWN SPOUSE OF LINDA QUINONES A/K/A LINDA WILCOXON; THE UNKNOWN SPOUSE OF PEDRO QUINONES; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).**

TO: LINDA QUINONES A/K/A LINDA WILCOXON IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PEDRO QUINONES, DECEASED; THE UNKNOWN SPOUSE OF LINDA QUINONES A/K/A LINDA WILCOXON, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS  
 LAST KNOWN ADDRESS: UNKNOWN  
 CURRENT ADDRESS: UNKNOWN  
 TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF PEDRO QUINONES, DECEASED  
 LAST KNOWN ADDRESS: UNKNOWN  
 CURRENT: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pasco County, Florida, to foreclose certain real property described as follows:

before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 28th day of January, 2026.  
 TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201  
 February 6, 13, 2026 26-00232P

FIRST INSERTION

Florida, to foreclose certain real property described as follows:

UNITS D AND D-1 OF BUILDING NO. 1, ON LOT 5, WILLOW LAKE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 11, PAGES 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property address: 4963 Steel Dust Lane, Lutz, FL 33559-6238

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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. DUE ON OR BEFORE MARCH 9TH, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 the January 30, 2026  
 Nikki Alvarez-Sowles  
 Pasco County Clerk & Comptroller  
 Deputy Clerk: Haley Joyner  
 Plaintiff Atty: Padgett Law Group  
 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com  
 TDP File No. 25-011433-1  
 February 6, 13, 2026 26-00257P

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
**CIVIL DIVISION**  
**CASE NO.: 2025CA003634CAAXWS**

**CITY OF NEW PORT RICHEY, Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, AND CREDITORS OF WANDA C. GORDY, ANEASIA GORDY, SYBLE GORDY, SHEILA GORDY, Defendant(s).**

TO: THE UNKNOWN HEIRS, GRANTEES, BENEFICIARIES, PERSONAL REPRESENTATIVES, DEVISEES, AND CREDITORS OF WANDA C. GORDY

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 here.

You are hereby notified of the institution of this action by the Plaintiff against the Defendants, involving the following described property in Pinellas County, Florida, to-wit:

LOT 185, TANGLEWOOD TERRACE UNIT ONE, according to the map or plat thereof as recorded in Plat Book 10, page 124, 125 and 126 of the Public Records of Pasco County, Florida.  
 Address: 5115 Greenwood St, New Port Richey, FL 34653  
 Parcel Number: 09-26-16-019A-00000-1850

has been filed against you and you are required to serve a copy of your written

FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PASCO COUNTY, CIVIL DIVISION**  
**CASE NO.: 2024-CA-000171**  
**FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. HILDEGARD DAVIDSON, et al. Defendants.**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Emergency Motion to Cancel Foreclosure Sale entered on January 5, 2026, and the Amended Final Judgment of Foreclosure entered on October 27, 2025, in Case No. 2024-CA-000171, of the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and JOSEPH E. MILLER, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN SPOUSE OF HILDEGARD DAVIDSON, UNKNOWN SPOUSE OF JOSEPH E. MILLER, are Defendants, the Office of Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 11:00 a.m. on www.pasco.realforeclose.com, on the 10th day of March 2026, in accordance with Section 45.031(10), Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1723, THE HIGHLANDS, UNIT 9, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; GO THENCE NORTH 89 DEG. 50' 23" EAST, ALONG THE SOUTH LINE OF THE AFORESAID SECTION 1, A DISTANCE OF 556.51 FEET TO THE POINT OF BEGIN-

defenses, if any, on plaintiffs attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMAND-ED IN THE COMPLAINT OR PETITION. DUE ON OR BEFORE MARCH 9TH, 2026

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 on January 29, 2026.

Nikki Alvarez-Sowles  
 CLERK OF THE CIRCUIT COURT (SEAL)  
 Deputy Clerk: Haley Joyner  
 February 6, 13, 2026 26-00233P

FIRST INSERTION

NING: THENCE CONTINUE NORTH 89 DEG. 50' 23" EAST, A DISTANCE OF 340.00 FEET; THENCE NORTH 01 DEG. 32' 17" WEST, A DISTANCE OF 215.35 FEET TO THE INTERSECTION OF A CURVE HAVING A CENTRAL ANGLE OF 31 DEG. 28' 23"; RADIUS OF 60 FEET; TANGENT DISTANCE OF 16.91 FEET; CHORD BEARING AND DISTANCE OF NORTH 68 DEG. 44' 11" WEST, 32.55 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.96 FEET; THENCE SOUTH 66 DEG. 49' 22" WEST, A DISTANCE OF 330.56 FEET; THENCE SOUTH, A DISTANCE OF 97.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 1986 DOUBLE-WIDE MOBILE HOME AFFIXED TO THE REAL PROPERTY, IDENTIFIED BY VIN NUMBERS FLFL2AF483207812 & FL-FL2BF483207812, AND TITLE NUMBERS 44051976 & 44051988.

Also known as 18021 APPLEJACK CT, SPRING HILL, FL 34610 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.  
 Any person claiming an interest in the surplus funds 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.  
 Dated this 5th day of January 2026.  
 Sokolof Remtulla, LLP  
 By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Bar No: 73863  
 SOKOLOF REMTULLA, LLP  
 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467,  
 E-mail: pleadings@sokrem.com, Counsel for Plaintiff  
 February 6, 13, 2026 26-00259P

FIRST INSERTION

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

**2023CA003687CAAXWS LOANDEPOT.COM, LLC Plaintiff(s), vs. CHRISTOPHER CASTOR; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 17, 2025 in the above-captioned action, the Clerk of Court, Nikki Alvarez-Sowles, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of March, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT: LOT 375, OAK RIDGE UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

17, PAGES 108 THROUGH 122, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Property address: 6848 Copperfield Drive, New Port Richey, FL 34655

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.

**AMERICANS WITH DISABILITIES ACT:** IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS

NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,  
 /s/ Steven G. Hurley  
 PADGETT LAW GROUP  
 STEVEN G. HURLEY, ESQ.  
 Florida Bar # 99802  
 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312  
 (850) 422-2520 (telephone)  
 (850) 422-2567 (facsimile)  
 attorney@padgettlawgroup.com  
 Attorney for Plaintiff  
 Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
 TDP File No. 23-004501-1  
 February 6, 13, 2026 26-00258P

## --- ESTATE ---

## FIRST INSERTION

**NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-CA-003034**

**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, v.**  
**JOHN JOSEPH KIPPING,**  
**PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT KIPPING, DECEASED, et al.,**  
**Defendants.**

TO: Grae Haldage  
101 Lynwood Avenue, Apt. 2  
Syracuse, NY 13206  
Grae Haldage  
10830 Oldham Rd.  
Port Richey, FL 34668  
Grae Haldage  
7329 Isle Dr.  
Port Richey, FL 34668  
Grae Haldage  
1033 James St., Apt. H2  
Syracuse, NY 13203  
John Joseph Kipping  
302 S. Scott Street  
New Orleans, LA 70119  
John Joseph Kipping  
10611 Mira Vista Dr.  
Port Richey, FL 34668  
John Joseph Kipping  
7329 Isle Dr.  
Port Richey, FL 34668  
John Joseph Kipping  
9604 Patrician Dr.  
New Port Richey, FL 34655

Unknown Heir, Beneficiary and Devisee 1 of the Estate of Robert Kipping, Deceased

Last known address: Unknown  
Unknown Heir, Beneficiary and Devisee 2 of the Estate of Robert Kipping, Deceased

Last known address: Unknown

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

Lot 103, UNIT FIVE SAN CLE-

MENTE VILLAGE, according to the map or plat thereof as recorded in Plat Book 14, Page 148, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 9TH, 2026

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this February 4, 2026

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller  
Deputy Clerk: Shakira Ramirez Pagan  
Anthony R. Smith, Esquire,

the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789

February 6, 13, 2026 26-00285P

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA GENERAL JURISDICTION DIVISION**

**CASE NO: 2025CA003516CAAXES PENNYMAC LOAN SERVICES, LLC,**

**Plaintiff, vs.**  
**MONTERIALL A. ALLEN;**  
**CAROLYN A. ALLEN; UNKNOWN SPOUSE OF MONTERIALL A. ALLEN; ABBEY GLEN PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**

**Defendant(s).**  
TO: MONTERIALL A. ALLEN; UNKNOWN SPOUSE OF MONTERIALL A. ALLEN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2  
LAST KNOWN ADDRESS: 13330 WATERFORD CASTLE DR, DADE CITY, FL 33525

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

LOT 94, BLOCK 3, ABBEY GLEN I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 105 THROUGH 110, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
PROPERTY ADDRESS: 13330 Waterford Castle Dr, Dade City, FL 33525

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 MARCH 9TH, 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; oth-

erwise a default will be entered against you for the relief demanded in the complaint or petition filed.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521- 4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 29, 2026

CLERK OF THE CIRCUIT COURT

Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

FRENKEL LAMBERT WEISMAN & GORDON, LLP

ATTORNEY FOR PLAINTIFF

ONE EAST BROWARD BLVD., Suite 1111

FORT LAUDERDALE, FL 33301

TELEPHONE: (954) 522-3233 Ext. |

FAX: (954) 200-7770

EMAIL

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

fleservice@flwlaw.com

04-102681-F00

February 6, 13, 2026 26-00243P

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION: CASE NO.:**

**2024CA001385CAAXWS CROSSCOUNTRY MORTGAGE, LLC,**

**Plaintiff(s), v.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY C. WORMAN; JERRY DEWAYNE WORMAN A/K/A JERRY D. WORMAN; BRENDA M. WORMAN A/K/A BRENDA YOUNG WORMAN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,**

**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th day of December 2025, in Case No.: 2024CA-001385CAAXWS, of the Circuit Court of the 6TH Judicial Circuit in and for Pasco County, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF TIFFANY WORMAN A/K/A TIFFANY C. WORMAN; JERRY DEWAYNE WORMAN A/K/A JERRY D. WORMAN; BRENDA M. WORMAN A/K/A BRENDA YOUNG WORMAN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Nikki Alvarez-Sowles Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 9th day of March 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 557, THE LAKES UNIT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 20 THROUGH 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
Property Address: 8053 COL-RAIN DR, PORT RICHEY, FL 34668

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this February 3, 2026

By: Paris A. Roach

Paris A. Roach, Esq.

Bar Number: 1028751

DELUCA LAW GROUP, PLLC

2101 NE 26th Street

FORT LAUDERDALE, FL 33305

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

service@delucalawgroup.com

24-06230-1

February 6, 13, 2026 26-00276P

## SUBSEQUENT INSERTIONS

## --- TAX DEEDS ---

## THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000270TDAXXX**

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

Certificate #: 1705836

Year of Issuance: 06/01/2018

Description of Property:

10-25-17-0050-07200-0270

MOON LAKE ESTATES UNIT 5

PB 5 PG 84 LOTS 27 28 29 & 30

BLOCK 72 OR 9078 PG 1744

Name(s) in which assessed:

GIUSEPPE MANNINO

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

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

January 12, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

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

26-00116P

## THIRD 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

## THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000286TDAXXX**

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

Certificate #: 2101657

Year of Issuance: 06/01/2022

Description of Property:

14-26-21-0060-00600-1200

SUNRISE PARK PB 1 PG 58

EAST 1/2 OF LOTS 120 122 & 124

BLOCK 6 OR 8065 PG 1498

Name(s) in which assessed:

ANTHONY SCOTT ROOT

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

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

January 12, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

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

26-00123P

## THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000289TDAXXX**

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

Certificate #: 2108746

Year of Issuance: 06/01/2022

Description of Property:

22-26-16-0010-00D00-0290

ANCLOTE RVR ESTS-1 MB 6 PG

1 L 29 BLK D RB 612 PG 782

Name(s) in which assessed:

JOHN W BAULDREE

MINA BAULDREE

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

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

January 12, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

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

26-00126P

## THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000273TDAXXX**

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

Certificate #: 2104685

Year of Issuance: 06/01/2022

Description of Property:

10-25-17-0050-06400-0350

MOON LAKE ESTATES UNIT

5 PB 4 PGS 84-85 LOTS 35 & 36

BLOCK 64 OR 1714 PG 1040

Name(s) in which assessed:

EVELYN KEILTY

ESTATE OF EVELYN KEILTY

DECEASED

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

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

January 12, 2026

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

By: Denisse Diaz  
Deputy Clerk

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

26-00118P

## THIRD 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

## THIRD INSERTION

**Notice of Application for Tax Deed 2025XX000284TDAXXX**

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

Certificate #: 2100103

Year of Issuance: 06/01/2022

Description of Property:

30-26-22-0010-03600-0040

--- TAX DEEDS ---

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000262TDAXXX**  
 That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2105265  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 28-25-17-0210-28500-0020  
 MOON LAKE ESTATES UNIT 21  
 PB 7 PG 56 LOT 3 BLOCK 285  
 Name(s) in which assessed:  
 ADEL ROFAIL AND DINA GUIRGUIS  
 ADEL ROFAIL  
 DINA GUIRGUIS  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00110P

**THIRD 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

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000292TDAXXX**  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2100610  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 26-24-21-0000-09300-0000  
 W50FT OF E70FT OF N125FT OF S150FT OF SW1/4 OF NW1/4 OF NW 1/4 PER RB 449 PG 195 OR 1136 PG 532  
 Name(s) in which assessed:  
 HAZE RAY  
 JEAN RAY  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00129P

**THIRD 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

**THIRD 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

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000269TDAXXX**  
 That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 1707363  
 Year of Issuance: 06/01/2018  
 Description of Property:  
 34-24-16-0110-000000-1350  
 FLORESTATE PARK UNIT 2 PB 8 PG 101 LOT 135 OR 8255 PG 248  
 Name(s) in which assessed:  
 JONATHAN R POLITANO  
 REGISTERED AGENT  
 ELLA III LLC  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00115P

--- ACTIONS / SALES ---

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000264TDAXXX**  
 That COMMUNITY RED CO AND BANESCO USA, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2107412  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 31-25-16-0040-06400-0010  
 PORT RICHEY LAND CO SUB PB 1 PGS 60-61 TRACTS 64 & 65 LESS THE SOUTH 258.05 FT & ALL OF TRACT 66 & TRACT 67 LESS THE NORTH 405.40 FT THEREOF  
 Name(s) in which assessed:  
 MADELINE VILLA  
 ANGELA VELEZ  
 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

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000293TDAXXX**  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2109304  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 34-26-16-0000-00500-0041  
 COM AT NE COR OF LOT 56 CHELSEA PLACE UNIT TWO-A PB 28 PGS 119-124 TH ALG NLY EXT OF WLY R/W LINE OF DAVENPORT DR ALG CVL RAD 275.00 FT CHD N18DEG26'02"W 11.25 FT TH N19DEG36'22"W 175.66 FT TH S70DEG23'38"W 150.00 FT TH N49DEG47'04"W 197.29 FT TH N00DEG23'38"E 275.00 FT TO S BDY OF MITCHELL BLVD PHASE K (PARCEL B REV) PER OR 1639 PGS 19-222 TH S89 DEG36'22"E 76.53 FT TH S00DEG 23'38"W 30.04 FT TO POB TH S89DEG36'22"E 8.00 FT TH S00DEG23'38"W 8.00 FT TH N89DEG36'22"W 8.00 FT TH N00DEG23'38"E 8.00 FT TO POB A/K/A MONOPOLE ADVERTISING DISPLAY OR 3371 PG 1861  
 Name(s) in which assessed:  
 CHELSEA PROPERTIES INC  
 CARLA MINIERI REGISTERED AGENT  
 WYNDHAM INVESTMENT CORP  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00130P

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000295TDAXXX**  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2105209  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 22-25-17-0020-00000-3851  
 MOON LAKE ESTATES UNREC PLAT POR OF TRACT 385 DESC AS COM MOST SLY COR LOT 36 BLOCK 218 MOON LAKE ESTATES UNIT 13 PB 6 PGS 6-8 TH S44DEG00'00"W 7.89 FT TO WEST LN SEC TH S01DEG 01'52"W 1605.96 FT ALG SAID WEST LN TH DUE EAST 324.57 FT TO POB TH N28DEG12'30"E 191.09 FT TH S62DEG04'34"E 351.06 FT TH S20DEG18'41"W 25.38 FT TH S39DEG28'41"W 290.79 FT TH N40DEG15'24"W 320.16 FT TO POB OR 4120 PG 1687  
 Name(s) in which assessed:  
 PATRICK F HUGHES  
 MELISSA HUGHES  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00132P

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000271TDAXXX**  
 That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2107428  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 31-25-16-0090-00A00-0470  
 MARINA PALMS PB 26 PGS 4-6 LOT 47 BLOCK A OR 9643 PG 1016  
 Name(s) in which assessed:  
 TOTAL REHAB & ASSOCIATE INC  
 TOTAL REHAB AND ASSOCIATES INC  
 AMERICAN SAFETY COUNCIL INC REGISTERED AGENT  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00117P

**THIRD INSERTION**  
**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**  
 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY  
**CASE NO. 2024DP000081DPAWWS IN THE INTEREST OF:**  
**T.M. DOB: 4/19/2025,**  
**N.W. DOB: 9/4/2023,**  
**H.W. DOB: 2/10/2022,**  
**J.W. DOB: 4/13/2020,**  
**MINOR CHILDREN**  
 TO: Jacob Dakota Wood, address unknown  
 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: T.M. born on 4/19/2025, N.W. born on 9/4/2023, H.W. born on 2/10/2022, J.W. born on 4/13/2020. You are hereby commanded to appear on February 17, 2026, at 3:00 PM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING.  
 FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR

ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (V) for proceedings in Dade City at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 WITNESS, my hand as Clerk of said Court and the Seal thereof, this 15th day of January, 2026.  
 OFFICE OF NIKKI ALVAREZ-SOWLES, ESQ.  
 Clerk and Comptroller  
 (SEAL) By: Deputy Clerk  
 /s/ Daniel Bohannon  
 Assistant State Attorney  
 Bar Number 1054433  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00152P

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA  
**CASE NO.:**  
**2025CA001845CAAXWS**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1,**  
**Plaintiff, v.**  
**DIANE PUGLIESE A/K/A DIANE LYNN PUGLIESE; UNKNOWN SPOUSE OF DIANE PUGLIESE A/K/A DIANE LYNN PUGLIESE; RIVERMIST CONDOMINIUM, INC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 8, 2026 entered in Civil Case No. 2025CA-001845CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein FEDERAL HOME LOAN MORTGAGE 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](http://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 RECORDED IN OR BOOK 1142, PAGES 1372 THROUGH 1435, INCLUSIVE, AND AMENDED IN OR BOOK 1180, PAGE 1974, AND RE-RECORDED IN OR BOOK

1188, PAGE 1836, TOGETHER WITH A SHARE OF THE COMMON ELEMENTS, ALL IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 Property Address: 5640 Ferguson Ct #2208, New Port Richey, FL 34652  
 ANY PERSON CLAIMING AN 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:  
 flrealprop@kelleykronenberg.com  
 File No: 2390.000876  
 Jan. 30; Feb. 6, 2026  
 26-00193P

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER**  
**CALL 941-906-9386**  
 and select the appropriate County name from the menu option  
 OR E-MAIL:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
 Business Observer

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000287TDAXXX**  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2103617  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 34-25-18-0030-00000-2320  
 COV SUB UNREC PHASE 5 LOT 232 COM 3053.76 FT N & 761.69 FT E OF SW COR TH N86DEG30'E 610.12 FT TH N74DEG57'47"E 100 FT TH N49DEG32'22"E 120 FT TH N32DEG37'28"E 26.41 FT TH N29DEG35'45"E 317.91 FT TH N55DEG35'45"E 65.76 FT TH S81DEG24'15"E 43.86 FT TO POB & POC CONCAVE SW HAVING RAD OF 75 FT TH ALG ARC OF CV R CHD S35DEG18'15"E 72.95 FT TH N33DEG40'E 182.76 FT MOL TO WATERS EDGE TH NW ALG MEANDER- ING WATER EDGE TO PT WHICH IS N25DEG35'45"E 186.73 FT MOL FROM POB TH S25DEG35'45"W 186.73 FT MOL TO POB  
 Name(s) in which assessed:  
 WEST TAMPA HOLDINGS LLC  
 DIEGO B APONTE REGISTERED AGENT  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00124P

**THIRD 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

**THIRD INSERTION**  
**Notice of Application for Tax Deed 2025XX000291TDAXXX**  
 That MIKON FINANCIAL SERVICES INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:  
 Certificate #: 2104930  
 Year of Issuance: 06/01/2022  
 Description of Property:  
 16-25-17-0090-14400-0580  
 MOON LAKE ESTATES UNIT 9 PB 4 PGS 101-102 LOTS 58 & 59 BLOCK 144 OR 5304 PG 1829  
 Name(s) in which assessed:  
 KENNETH E FORD REV LIV TRUST  
 KEVIN FORD  
 KEVIN M FORD  
 KENNETH E FORD  
 REVOCABLE LIVING TRUST  
 All of said property being in the County of Pasco, State of Florida  
 Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at <http://pasco.realtaxdeed.com>, on February 26, 2026 at 10:00 am.  
 January 12, 2026  
 Office of Nikki Alvarez-Sowles, Esq.  
 Pasco County Clerk & Comptroller  
 By: Denisse Diaz  
 Deputy Clerk  
 Jan. 23, 30; Feb. 6, 13, 2026  
 26-00128P

## --- ACTIONS / ESTATE ---

## THIRD INSERTION

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

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

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

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

26-00150P

## SECOND 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, es-  
tablished 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 es-  
tate) must file their claims with the  
Trustee listed below WITHIN THREE  
MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.

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

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

Michael T. Bordick, Trustee  
219 Regester Ave.  
Baltimore, MD 21212

Jan. 30; Feb. 6, 2026 26-00199P

## SECOND INSERTION

Affordable Secure Storage Hudson  
Public Notice  
Notice of Sale

Affordable Secure Storage-Hudson  
8619 New York Ave. Hudson, FL 34667  
727-862-6016. Personal property con-  
sisting of household goods, boxes and  
other personal property used in home,  
office or garage will be sold or otherwise  
disposed of at public sale on the dates &  
times indicated below to satisfy Owners  
Lien for rent & fees due in accordance  
with Florida Statutes: Self-Storage Act,  
Sections 83. 806 & 83. 807. All items  
or spaces may not be available for sale.  
Cash only for all purchases & tax resale  
certificates required if applicable.

Unit WHO4 - B. WELKER  
Unit WHO6 - B. WELKER  
Unit G02 - F. TRENTACOSTE

Unit S07 - D. Smith  
Unit G11 - K. Williams

Unit N05 - K. LOOKABAUGH  
Unit S10 - K. LOOKABAUGH

Unit A02 - M. Trentacoste

SALE NOTICE

Your GOODS WILL BE SOLD AT A  
ONLINE PUBLIC SALE February 14,  
2026 AT OR AFTER: 11:00 A.M.

Jan. 30; Feb. 6, 2026 26-00207P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION

**File No.: 2025-CP-001804-WS**  
**IN RE: ESTATE OF**  
**THOMAS W. LeMAITRE,**  
**Deceased.**

The administration of the estate of  
THOMAS W. LeMAITRE, deceased,  
whose date of death was September 18,  
2024, is pending in the Circuit Court for  
Pasos 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 Repre-  
sentative's attorney are set forth below.

All creditors of the decedent and other  
persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF THREE (3) MONTHS AFTER  
THE TIME OF THE FIRST PUBLICA-  
TION OF THIS NOTICE OR THIRTY  
(30) DAYS AFTER THE DATE OF  
SERVICE OF A COPY OF THIS NO-  
TICE ON THEM.

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN THREE (3) MONTHS AFTER THE  
DATE OF THE FIRST PUBLICATION  
OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREV-  
ER 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 N01ih, Suite 310  
Palm Harbor, FL 34683-2643

727-772-5804

FBN: 971014

E-Mail: info@barbarahuntinglaw.com

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

## SECOND 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 follow-  
ing 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 ad-  
dress 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 de-  
manded in the complaint or petition.

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

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

## SECOND INSERTION

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

**File No. 2025-CP-2116**

**IN RE: ESTATE OF**

**FRANSCESA TEODORO**

**Deceased.**

The administration of the estate of  
FRANSCESA TEODORO, deceased,  
whose date of death was September 27,  
2025, is pending in the Circuit Court for  
PASCO County, Florida, Probate Division,  
the address of which is 7530 Little  
Rd., New Port Richey, FL 34654. The  
names and addresses of the personal  
representative and the personal repre-  
sentative'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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.221,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

**CONCETTA LESHNOWER**

1208 Mandarin Dr.

Holiday, Florida 34691

/s/ N. Michael Kouskoutis

N. Michael Kouskoutis, Esq.

FBN: 883591.

623 E. Tarpon Avenue, Suite A

Tarpon Springs, FL 34689

Telephone: 727/942-3631

Facsimile: 727/937-5453

Email: nmk@nmklaw.com

Secondary Email: transcriber123@

gmail.com

Jan. 30; Feb. 6, 2026 26-00195P

## SECOND INSERTION

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

**PROBATE DIVISION**

**File No. 2025-CP-001840**

**IN RE: ESTATE OF ERLAND C.**

**REYNOLDS, A/K/A ERLAND**

**CLIFTON REYNOLDS, A/K/A**

**ERLAND REYNOLDS**

**Deceased.**

The administration of the estate of  
Erland C. Reynolds, A/K/A Erland  
Clifton Reynolds, A/K/A Erland Reyn-  
olds, deceased, whose date of death was  
June 10, 2025, is pending in the Circuit  
Court for Pasco County, Florida, Pro-  
bate Division, the address of which is  
38053 East Live Oak Ave., Dade City,  
FL 33525-3894. The names and ad-  
resses 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 de-  
mands 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 PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

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

## SECOND INSERTION

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

**File Number: 2025CP0011858CPA**

**IN RE: ESTATE OF**

**JACK LUBOWSKY,**

**Deceased.**

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

All creditors of the Decedent and  
other persons having claims or de-  
mands against the Decedent's Estate  
upon whom a copy of this Notice is  
required to be served must file their  
claims with this Court ON OR BE-  
FORE THE LATER OF 3 MONTHS  
AFTER THE TIME OF THE FIRST  
PUBLICATION OF THIS NOTICE OR  
30 DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

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

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

NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED. The  
Personal Representative or curator has  
no duty to discover whether any prop-  
erty held at the time of the Decedent's  
death by the Decedent or the Decen-  
dent's surviving spouse is property to  
which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in Florida Statutes  
Sections 732.216 - 732.228 applies, or  
may apply, unless a written demand is  
made by a creditor as specified under  
Florida Statutes Section 732.221.

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

**Personal Representative:**

**LAUREN BOLTMAN**

28 DORTCH STREET

CLARKSVILLE, TN 37040

Attorney for Personal Representative:

**BARRY A. DIAMOND, #471770**

**LAW OFFICES OF**

**BARRY A. DIAMOND, P.A.**

Coral Springs Professional Campus

5541 N. University Drive, Suite 103

Coral Springs, Florida 33067

Telephone: (954) 752-5000

Jan. 30; Feb. 6, 2026 26-00190P

## SECOND INSERTION

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

**File No. 2025-CP-2166**

**IN RE: ESTATE OF**

**SUZANNE MCCLEMENS**

**Deceased.**

The administration of the estate of  
SUZANNE MCCLEMENS, deceased,  
whose date of death was December 5,  
2025, is pending in the Circuit Court for  
PASCO County, Florida, Probate Divi-  
sion, the address of which is 7530 Little  
Rd., New Port Richey, FL 34654. The  
names and addresses of the personal  
representative and the personal repre-  
sentative'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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.221,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

**DONALD H. MCCLEMENS**

5631 Baroque Dr.

Holiday, FL 34690

**BRIAN S. MCCLEMENS**

516 Holmes Rd.

Ypsilanti, MI 48198

/s/ N. Michael Kouskoutis

N. Michael Kouskoutis, Esq.

FBN: 883591.

623 E. Tarpon Avenue, Suite A

Tarpon Springs, FL 34689

Telephone: 727/942-3631

Facsimile: 727/937-5453

Email: nmk@nmklaw.com

Secondary Email:

transcriber123@gmail.com

Jan. 30; Feb. 6, 2026 26-00217P

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
PROBATE DIVISION

**Case No. 2025CP001818CPAXWS**

**IN RE: ESTATE OF**

**IRENE NYKTAS,**

**Deceased.**

The administration of the estate of  
IRENE NYKTAS, Deceased, Case No.  
2025CP001818CPAXWS, is pending in  
the Circuit Court of Pasco County, Flori-  
da, the address of which is Clerk of the  
Circuit Court, Probate Division, 7530  
Little Road, New Port Richey, Florida  
34654-5598. The names and addresses  
of the Personal Representative and the  
Personal Representative's attorney are  
set forth below.

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

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

All other creditors of the Decedent  
and other persons who have claims or  
demands against the Decedent's estate  
must file their claims with this court  
WITHIN THREE (3) MONTHS AF-  
TER THE DATE OF THE FIRST PUBLI-  
CATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOREV-  
ER BARRED.

NOTWITHSTANDING THE TIME  
PERIODS SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED. THE  
DATE OF FIRST PUBLICATION OF  
THIS NOTICE IS JANUARY 30, 2026.

**Personal Representative:**

**John Nyktas**

**c/o George G. Pappas, Esq.**

--- ACTIONS / SALES ---

SECOND 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. 732.221, Florida Statutes.

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

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

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

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

**Personal Representative:**

/s/ Robert Brandon  
Robert Brandon  
11067 Bagley Aly  
Windermere, Florida 34786  
Attorney for Personal Representative:  
/s/ Sophia Dean  
Sophia Dean, Esq., Attorney  
Florida Bar Number: 92295  
Friedman Law, P.A.  
600 Rinehart Road  
Suite 3040  
Lake Mary, FL 32746  
Telephone: (407) 830-6331  
Fax: (407) 878-2178  
E-Mail: sdean@ff-attorneys.com  
Secondary E-Mail:  
sbennett@ff-attorneys.com  
Jan. 30; Feb. 6, 2026 26-00215P

SECOND 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

**GILBERT RODRIGUEZ**

**Personal Representative**  
5101 East Wild Horse Drive  
Springfield, MO 65802  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email: rhartrt@hnh-law.com  
Jan. 30; Feb. 6, 2026 26-00220P

SECOND 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

**PAMELA BRANGERS**

**Personal Representative**  
6456 84th Ave N  
Pinellas Park, FL 33781  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email: rhartrt@hnh-law.com  
Jan. 30; Feb. 6, 2026 26-00221P

SECOND 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. KIORKAS  
Deceased.

The administration of the estate of DIMITRIOS V. KIORKAS, 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. 732.221, Florida Statutes.

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

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

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

**EVA MEJIA**

3650 Pensdale Dr.  
New Port Richey, Florida 34652  
/s/ N. Michael Kouskoutis  
N. Michael Kouskoutis, Esq.  
FBN: 883591.  
623 E. Tarpon Avenue, Suite A  
Tarpon Springs, FL 34689  
Telephone: 727/942-3631  
Facsimile: 727/937-5453  
Email: nmk@nmklaw.com  
Secondary Email:  
transcribe123@gmail.com  
Jan. 30; Feb. 6, 2026 26-00222P

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PASCO COUNTY, STATE OF  
FLORIDA, PROBATE DIVISION  
REF: 2025-CP-002012-PAXES  
IN RE: ESTATE OF  
MARY ALICE CARVER  
Deceased.

The administration of the estate of MARY ALICE CARVER deceased, whose date of death was on October 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Department, 38053 Live Oak Avenue, Dade City, FL 33523. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

**Personal Representative:**

**Leissa Carver**  
**c/o McLane McLane & McLane**  
275 N Clearwater-Largo Road  
Largo, FL 33770  
Attorney for Personal Representative:  
Sara Evelyn McLane  
275 N Clearwater-Largo Road  
Largo, FL 33770  
(727) 584-2110  
mclane@mlane-law.com  
Jan. 30; Feb. 6, 2026 26-00223P

SECOND 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 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. 732.221, Florida Statutes.

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

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

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

**JANICE BOWMAN-TOLEDO**

**Personal Representative**  
36700 Keeuka Road  
Zephyrhills, FL 33541  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email: rhartrt@hnh-law.com  
Jan. 30; Feb. 6, 2026 26-00224P

SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION

**CASE NO. 2025CA002132CAAXES**  
**SERVIS ONE, INC. DBA BSI**  
**FINANCIAL SERVICES.,**  
**Plaintiff, vs.**  
**ANDRES ALVAREZ, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2025 in Civil Case No. 2025CA002132CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES.** is Plaintiff and **Andres Alvarez, et al.,** are Defendants, the Clerk of Court, **NIKKI ALVAREZ-SOWLES, ESQ.,** will sell to the highest and best bidder for cash electronically at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 19th day of February, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 90, Block 16, MIRADA, PARCEL 21-1, according to the plat thereof, as recorded in Plat Book 79, Pages 111 through 114, inclusive, of the Public Records of Pasco County, Florida.

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

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

/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
25-12518FL  
Jan. 30; Feb. 6, 2026 26-00187P

SECOND INSERTION

**AMENDED NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
**CASE NO. 2024-CA-001248**

**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, AS OWNER**  
**TRUSTEE OF THE RESIDENTIAL**  
**CREDIT OPPORTUNITIES TRUST**  
**X-A,**  
**Plaintiff, vs.**  
**ANGELA L. LYNCH, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 4, 2026, entered in Civil Case No. 2024-CA-001248 of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A,** is Plaintiff and **ANGELA L. LYNCH, DANIEL R. LYNCH and LAKE PADGETT ESTATES EAST PROPERTY OWNERS ASSOCIATION, INC,** are Defendant(s).

The Clerk, **NIKKI ALVAREZ-SOWLES, ESQ.** will sell to the highest bidder for cash, [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) at 11:00 o'clock a.m. on February 9, 2026, on the following described property as set forth in said Consent Final Judgment, to wit:

Lot 1050 of the unrecorded LAKE PADGETT ESTATES EAST, being further described as follows:  
BEGIN 266.07 feet South and

383.69 feet West, of the Northwest corner of the Northeast 1/4 of Section 17, Township 26 South, Range 19 East, Pasco County, Florida; run North 00°35'20" East, 75 feet thence on an arc to the right 39.27 feet, cain 35.36, chord bearing North 45°35'20" East, thence South 89°24'41" East, 95 feet; thence South 00°35'20" West, 100 feet, thence North 89°24'41" West, 120 feet to the POINT OF BEGINNING.

Property address: 4934 Churchill Place, Land O Lakes, Florida 34639

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

DATED this 22nd day of January, 2026.  
LAW OFFICES OF MANGANELLI,  
LEIDER, & SAVIO, P.A.  
Attorneys for Plaintiff  
1900 N.W. Corporate Blvd.,  
Ste. 200W  
Boca Raton, FL 33431  
Telephone: (561) 826-1740  
Email: [service@mls-pa.com](mailto:service@mls-pa.com)  
BY: /s/ Matthew B. Leider  
MATTHEW B. LEIDER, ESQ.  
FLORIDA BAR NO. 84424  
Jan. 30; Feb. 6, 2026 26-00186P

SECOND INSERTION

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

**CASE NO.:**  
**2025CA000853CAAXWS**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE OF**  
**OBX 2023-NQM7 TRUST**  
**Plaintiff(s), vs.**

**RAD DIVERSIFIED REIT INC;**  
**BRANDON MENDENHALL; et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 21, 2026 in the above-captioned action, the Clerk of Court, **Nikki Alvarez-Sowles**, will sell to the highest and best bidder for cash at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 19th day of February, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO WIT: LOT 194, HUNTER'S RIDGE UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 84, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. BEING THAT PARCEL OF LAND CONVEYED TO RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION FROM BRECKENRIDGE PROPERTY FUND 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY THAT DEED DATED 2/11/2022 AND RECORDED 2/18/2022 IN OFFICIAL RECORDS DEED BOOK 10554, AT PAGE 3042 OF THE PUBLIC RECORDS OF PASCO COUNTY, FL.

Property address: 9833 Hermosillo Drive, New Port Richey, FL 34655

Any person claiming an interest in the

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

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: PUBLIC INFORMATION DEPT., PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE RD., NEW PORT RICHEY, FL 34654; PHONE: (727)847-8110 (VOICE) IN NEW PORT RICHEY, (352)521-4274, EXT 8110 (VOICE) IN DADE CITY, OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted,  
/s/ Steven G. Hurley  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)  
Attorney for Plaintiff  
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates [attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com) as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
TDP File No. 24-006726-6  
Jan. 30; Feb. 6, 2026 26-00188P



**Who benefits from legal notices?**

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

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

## --- ACTIONS / SALES ---

## SECOND 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, BENEFICIA-  
RIES, DEVISEES, GRANTEEES, AS-  
SIGNEES, 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 ac-  
tion for Foreclosure of Mortgage on the  
following described property:  
LOT 691, BEACON SQUARE  
UNIT 7-A, ACCORDING TO  
THE MAP OR PLAT THERE-  
OF, 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 writ-  
ten 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 BUSI-  
NESS 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than seven days. The court  
does not provide transportation and  
cannot accommodate such requests.  
Persons with disabilities needing trans-  
portation to court should contact their  
local public transportation providers  
for information regarding transporta-  
tion 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

## 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. **512025CA003458CAAXES**  
**Rocket Mortgage, LLC f/k/a Quicken**  
**Loans, LLC**  
**Plaintiff, vs.**  
**The Unknown Heirs, Devisees,**  
**Grantees, Assignees, Lienors,**  
**Creditors, Trustees, and all other**  
**parties claiming interest by,**  
**through, under or against the Estate**  
**of William Gregory Davis a/k/a**  
**William G. Davis a/k/a Gregory**  
**Davis, Deceased; et al**  
**Defendants.**  
TO: The Unknown Heirs, Devisees,  
Grantees, Assignees, Lienors, Creditors,  
Trustees, and all other parties claiming  
interest by, through, under or against  
the Estate of William Gregory Davis  
a/k/a William G. Davis a/k/a Gregory  
Davis, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property in Pasco County,

Florida:  
LOT 17, WILLOW BEND,  
TRACT MF-2, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF AS RECORDED  
IN PLAT BOOK 35, PAGES  
102-106, OF THE PUBLIC RE-  
CORDS 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, Es-  
quire, Brock & Scott, PLLC., the Plain-  
tiff'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 be-  
fore 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 PUB-  
LISHED 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

## SECOND 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 33525)  
YOU ARE NOTIFIED that an action  
to foreclose based on boundaries estab-  
lished by acquiescence, on the following  
described property:  
LOT 17, 19, 21 AND 23, BLOCK  
2, SUNRISE PARK A/K/A  
ZEPHYRHILLS FIRST ADDI-  
TION, 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 | Ber-  
ger 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 be-  
fore 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing impaired call 711. The court does  
not provide transportation and cannot  
accommodate for this service. Persons  
with disabilities needing transporta-  
tion to court should contact their 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

## 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. **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, AC-  
CORDING TO THE PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 26, PAGE(S) 43,  
OF THE PUBLIC RECORDS  
OF PASCO COUNTY, FLORI-  
DA.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on counsel for  
Plaintiff, whose address is 6409 Con-  
gress 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 at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against

you for the relief demanded in the com-  
plaint or petition filed herein.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. Please contact the Public In-  
formation Dept., Pasco County Gov-  
ernment 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 appear-  
ance is less than 7 days; if you are  
hearing impaired call 711. The court  
does not provide transportation and  
cannot accommodate for this service.  
Persons with disabilities needing  
transportation to court should con-  
tact their local public transportation  
providers for information regarding  
transportation services.  
THIS NOTICE SHALL BE PUB-  
LISHED ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of  
this Court at Pasco County, Florida, this  
January 28, 2026.  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Haley Joyner  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane  
& Partners, PLLC 6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-339506  
Jan. 30; Feb. 6, 2026 26-00189P

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PASCO COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: **2025CC003934CCAXES**  
**CONNERTON II COMMUNITY**  
**ASSOCIATION, INC.**  
**Plaintiff, v.**  
**TAINA AGRAMONTE, UNKNOWN**  
**TENANT #1, UNKNOWN TENANT**  
**#2, AND ALL OTHER PERSONS IN**  
**POSSESSION OF THE SUBJECT**  
**REAL PROPERTY WHOSE NAMES**  
**ARE UNCERTAIN,**  
**Defendants.**  
TO: TAINA AGRAMONTE  
21854 LYONIA LANE  
LAND O' LAKES, FLORIDA 34637  
YOU ARE HEREBY NOTIFIED  
that an action to foreclose a homeown-  
ers' assessments lien, recorded on Sep-  
tember 29, 2023, in Official Records  
Instrument Number 2023172715, in  
the Public Records of Pasco County, has  
been filed against the following prop-  
erty located in Pasco County, Florida:  
ADDRESS: 21854 Lyonla Lane,  
Land O'Lakes, Florida 34637  
LEGAL:  
Lot 1, Block 9, CONNERTON  
VILLAGE TWO PARCEL 219,  
according to the Plat thereof, as  
recorded 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 immedi-  
ately upon receiving this notification  
if the time before the scheduled appear-  
ance is less than 7 days; if you are hear-  
ing impaired call 711. The court does  
not provide transportation and cannot  
accommodate for this service. Persons  
with disabilities needing transporta-  
tion to court should contact their 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

## 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.  
**2024CA000326CAAXWS**  
**CARRINGTON MORTGAGE**  
**SERVICES LLC,**  
**Plaintiff, vs.**  
**JEAN MARIE BAKER, et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated November 20, 2025, and entered  
in 2024CA000326CAAXWS of the  
Circuit Court of the SIXTH Judicial  
Circuit in and for Pasco County, Florida,  
wherein CARRINGTON MORTGAGE  
SERVICES LLC is the Plaintiff and  
JEAN MARIE BAKER; UNITED  
STATES OF AMERICA, ACTING  
ON BEHALF OF THE SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT; CYPRESS LAKES  
HOMEOWNERS' ASSOCIATION OF  
PASCO, INC. are the Defendant(s).  
Nikki Alvarez-Sowles, Esq., as the  
Clerk of the Circuit Court will sell to  
the highest and best bidder for cash at  
www.pasco.realforeclose.com, at 11:00  
AM, on February 17, 2026, the following  
described property as set forth in said  
Final Judgment, to wit:  
LOT 95, CYPRESS LAKES  
UNIT 1, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 27, PAGES  
130 THROUGH 136, OF THE  
PUBLIC RECORDS OF PASCO  
COUNTY, FLORIDA.  
Property Address: 8548 CYPRESS  
LAKES BOULEVARD, NEW  
PORT RICHEY, FL 34653  
Any person claiming an interest in the

surplus from the sale, if any, other than  
the property owner as of the date of the lis  
pendens must file a claim in accordance  
with Florida Statutes, Section 45.031.  
IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT: If you are a person with a disabili-  
ty who needs an accommodation in  
order to participate in this proceeding,  
you are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact: Public Information Dept.,  
Pasco County Government Center,  
7530 Little Rd., New Port Richey, FL  
34654; Phone: 727.847.2411 (voice) in  
New Port Richey, 727.847.8028 (voice)  
in Dade City, Or 711 for the hearing im-  
paired. 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 ac-  
commodate such requests. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-  
tion regarding transportation services.  
DATED this 27 day of January, 2026.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-171470 - MaM  
Jan. 30; Feb. 6, 2026 26-00213P

## 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. **2025CA003623CAAXES**  
**SELECT PORTFOLIO SERVICING,**  
**INC.,**  
**Plaintiff, vs.**  
**JEFFREY J. WEBB AND NICOLE**  
**K. WEBB, et al.**  
**Defendant(s),**  
TO: JEFFREY J. WEBB, NICOLE K.  
WEBB,  
Whose Residence Is: 7757 Atwood  
Drive, Wesley Chapel, FL 33545  
and who is evading service of process  
and all parties claiming an interest  
by, through, under or against the  
Defendant(s), who are not known to  
be dead or alive, and all parties having  
or claiming to have any right, title or  
interest in the property described in the  
mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on the  
following property:  
LOT 15, BLOCK 18, PALM  
COVE PHASE 2, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF, RECORDED IN  
PLAT BOOK 54, PAGES 111  
THROUGH 126, OF THE PUB-  
LIC RECORDS OF PASCO  
COUNTY, FLORIDA.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on counsel for  
Plaintiff, whose address is 6409 Con-  
gress Avenue, Suite 100, Boca Raton,  
Florida 33487 on or before 3/2/2026  
(/30 days from Date of First Publica-  
tion of this Notice) and file the original  
with the clerk of this court either before  
service on Plaintiff's attorney or imme-

diately 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 disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. Please contact the Public In-  
formation Dept., Pasco County Gov-  
ernment 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 appear-  
ance is less than 7 days; if you are  
hearing impaired call 711. The court  
does not provide transportation and  
cannot accommodate for this service.  
Persons with disabilities needing  
transportation to court should con-  
tact their local public transportation  
providers for information regarding  
transportation services.  
THIS NOTICE SHALL BE PUB-  
LISHED ONCE A WEEK FOR TWO  
(2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of  
this Court at Pasco County, Florida, this  
22 day of January, 2026.  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Shakira Ramirez Pagan  
DEPUTY CLERK  
2025CA003623CAAXES  
ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE,  
SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-336130  
Jan. 30; Feb. 6, 2026 26-00194P

## 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. **2023CA003286CAAXWS**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**CARLOS ALBERTO GAUDIN**  
**RODRIGUEZ A/K/A CARLOS A.**  
**GAUDIN RODRIGUEZ, et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated August 27, 2025, and entered  
in 2023CA003286CAAXWS of the  
Circuit Court of the SIXTH Judicial  
Circuit in and for Pasco County,  
Florida, wherein LAKEVIEW LOAN  
SERVICING, LLC is the Plaintiff  
and CARLOS ALBERTO GAUDIN  
RODRIGUEZ A/K/A CARLOS A.  
GAUDIN RODRIGUEZ; NYDIA I.  
CRUZ HERNANDES A/K/A NYDIA  
IVELISSE CRUZ HERNANDES;  
DEERWOOD AT RIVER RIDGE  
HOMEOWNERS' ASSOCIATION,  
INC.; VILLAGES AT RIVER RIDGE  
ASSOCIATION, INC. are the  
Defendant(s). Nikki Alvarez-Sowles,  
Esq., as the Clerk of the Circuit Court  
will sell to the highest and best bidder  
for cash at www.pasco.realforeclose.  
com, at 11:00 AM, on February 18,  
2026, the following described property  
as set forth in said Final Judgment, to  
wit:  
LOT 6, DEERWOOD AT RIVER  
RIDGE, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN PLAT BOOK  
25, PAGES 138 THROUGH 146,  
OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA.  
Property Address: 7856 EMPIRE  
COURT, NEW PORT RICHEY,

FL 34654  
Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the lis  
pendens must file a claim in accordance  
with Florida Statutes, Section 45.031.  
IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT: If you are a person with a disabili-  
ty who needs an accommodation in  
order to participate in this proceeding,  
you are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact: Public Information Dept.,  
Pasco County Government Center,  
7530 Little Rd., New Port Richey, FL  
34654; Phone: 727.847.2411 (voice) in  
New Port Richey, 727.847.8028 (voice)  
in Dade City, Or 711 for the hearing im-  
paired. 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 ac-  
commodate such requests. Persons with  
disabilities needing transportation to  
court should contact their local public  
transportation providers for informa-  
tion regarding transportation services.  
DATED this 27 day of January, 2026.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-106958 - MaM  
Jan. 30; Feb. 6, 2026 26-00214P