

PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Avalon Park West Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. The proposed Rule Number is Parking 2026-1. The Proposed Rule will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041 Florida Statutes. Public hearings will be conducted by the District on March 27, 2026, at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545 at 10:00 a.m.

Additional information regarding the public hearing may be obtained from the District's website, <https://www.avalonparkwestcdd.org/> or by contacting the District Manager, Cindy Cerbone, at cerbone@whhassociates.com or by calling (561) 571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Cindy Cerbone
District Manager
February 13, 2026 26-00327P

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 240.00 acres to serve the residential subdivision project known as Mitchell 41 Phase 1. The project is located in Pasco County, Section(s) 28,29,32,33, Township 24 South, Range 18 E. The permit applicant is HBWB Development Services, LLC, 4065 Crescent Park Drive, River-view, FL 33578. The Permit No. is 43046759.003.

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

NOTICE OF RIGHTS

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

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

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

February 13, 2026 26-00335P

FIRST INSERTION

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental permit application number 934774, from TLV RE SS III WESLEY CHAPEL OWNER, LLC of 1600 E. 8th Ave, St A132-C; Tampa, FL 33605. Application received: 02/09/2026. Proposed activity: Construction of a Self-Storage Facility and associated infrastructure. Project Name: Gateway Blvd Self Storage. Project size: 3.18 total acres. Location: Sections(s) 12 Township 26 South, Range 19 East in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request and administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476; TDD only 1-800-231-6103.

February 13, 2026 26-00336P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Joseph M Coticchio / PHOENIX DISTRIBUTIONS LLC will engage in business under the fictitious name PHOENIX PRESSURE WASH & PAIN, with a physical address 4705 Phoenix Ave Holiday, FL 34690, with a mailing address 4705 Phoenix Ave Holiday, FL 34690, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 13, 2026 26-00319P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TEAM GOLDEN, located at 29485 Toricelli Road, in the County of Pasco, in the City of Wesley Chapel, Florida 33543, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Pasco County, Florida, this 9th day of February 2026.
By: GOLDEN SALES GROUP, LLC, Owner

February 13, 2026 26-00339P

FIRST INSERTION

ASTURIA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ATTORNEY-CLIENT SESSION AND REGULAR BOARD MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Asturia Community Development District ("District") will conduct an attorney-client shade session and a regular Board meeting at the **Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556, on February 24, 2026, at 6:00 p.m.** The attorney-client shade session is expected to start at 6:00 p.m. The regular Board meeting is expected to start at 6:00 p.m. or immediately after the conclusion of the District's attorney-client shade session, whichever is later.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to *Asturia Community Development District v. RIPA & Associates, LLC*, Case Number 2024-CC-005917-CCAXWS, pending in the Sixth Judicial Circuit, County Civil Division in Pasco County, FL. The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The persons attending the next shade session are expected to be the following: Lindsay Moczynski, Esq.; Paige Greenlee, Esq.; Brian Young, District Manager; and Supervisors Susan Coppa, Jonathan Robert Tietz, Jesse Lamb, Samuel Whitten, and Donald Foltz; and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

In addition to the closed attorney-client shade session, the Board will hold a regular Board meeting to discuss any business which may come before the Board. The meeting of the District's Board is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place approved by the Board on the record at the meeting without additional publication of notice. A copy of the agenda for this meeting may be obtained from the offices of the District Manager, Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619; Phone: (813) 344-4844 ("District Office"), during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three business days before the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at a 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.

Brian Young
District Manager
February 13, 2026 26-00316P

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Bexley Community Development District will hold their regular meeting on February 25, 2026 at 1:00 p.m. at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O'Lakes, Florida 34638. **There will be an Audit Committee meeting just prior to the onset of the Board of Supervisors' meeting.** The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

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

Lisa Castoria
District Manager
February 13, 2026 26-00317P

FIRST INSERTION

HOPE INNOVATION DISTRICT

NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Hope Innovation District will hold a special meeting of the Board of Supervisors on February 25, 2026, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained by contacting the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Phone (407) 723-5900.

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. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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.

Lynne Mullins
District Manager
February 13, 2026 26-00318P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TEAM GOLDEN RENEGADE INSURANCE, located at 29485 Toricelli Road, in the County of Pasco, in the City of Wesley Chapel, Florida 33543, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Pasco County, Florida, this 9th day of February 2026.
By: GOLDEN SALES GROUP, LLC, Owner

February 13, 2026 26-00338P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of His Little Lights Daycare, located at 4637 Eagle Ranch Drive, in the City of Zephyrhills, County of Pasco, State of FL, 33542, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 6 of February, 2026.
Mirian Estrada
4637 Eagle Ranch Drive
Zephyrhills, FL 33542
February 13, 2026 26-00320P

FIRST INSERTION

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Bridgewater of Wesley Chapel Community Development District ("District") will hold a regular meeting of its Board on **March 3, 2026, at 6:30 p.m.** at the Hilton Garden Inn located at **26640 Silver Maple Parkway, Wesley Chapel, FL 33544**. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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 the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

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

District Manager
February 13, 2026 26-00324P

FIRST INSERTION

THE PRESERVE AT SOUTH BRANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of The Preserve at South Branch Community Development District ("District") will hold a regular meeting of its Board on **March 5, 2026, at 4:00 p.m.** at the Spring-Hill Suites Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours.

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 the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

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

District Manager
February 13, 2026 26-00325P

FIRST INSERTION

PTC COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the PTC Community Development District (the "District"), located in Pasco County, Florida, will hold a Special Meeting on March 5, 2026 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525. At such time the Board is authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours or by visiting the District's website at <https://ptccdd.net/>. The meeting is open to the public and will be conducted in accordance with the provisions 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 such meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Any person requiring special accommodation in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of 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 13, 2026 26-00326P

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jam & Done Cleaning Service located at 5402 3rd St, in the County of Pasco, in the City of Zephyrhills, Florida 33542 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Zephyrhills, Florida, this 9th day of February, 2026.
4VIDASERVICES LLC
February 13, 2026 26-00337P

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 Preferred Electric located at 4712 E Old Spanish Trail in the City of Jeanerette, Pasco, LA 70544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of February, 2026
Preferred Electric, Inc.
Jeffrey Riemann
February 13, 2026 26-00333P

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 Strength Space located at 27251 Wesley chapel blvd, suite 334 in the City of Wesley Chapel, Pasco, FL 33544 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of February, 2026
Stephen Marcotte
Stephen Marcotte
February 13, 2026 26-00332P

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Daniel Morris / EAST BAY CUSTOM CONSTRUCTION, LLC will engage in business under the fictitious name EAST BAY CONSTRUCTION, with a physical address 36736 Jefferson Ave Dade City, FL 33523, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

February 13, 2026 26-00349P

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
February 13, 2026

--- PUBLIC SALES ---

--- TAX DEEDS ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Jennifer LaMaire will engage in business under the fictitious name THE BLESSED HEN ON CHY ACRES...

FIRST INSERTION
Notice of Public Sale
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (83.801-83.809) Notice of Sale under said Act to Wit: Unit 2029 - Jennifer A. Padron - Kids Items, HHG's, etc.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that a public auction will be held on March 9, 2026 for H&M Storage, LLC, 5433 Crafts Street, New Port Richey, Florida 34652. The sale will be conducted at 5339 Crafts Street, New Port Richey, Florida 34652 by Storage Protection Auction Services to satisfy a lien for the following units containing general household goods.

FICTITIOUS NAME NOTICE
Notice is hereby given that ALERA WOUND SOLUTIONS PA, OWNER, desiring to engage in business under the fictitious name of ALERTIVE SPECIALIST OF FLORIDA located at 25200 SAWYER FRANCIS LN STE 128, LUTZ, Florida 33559 intends to register the said name in PASCO county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

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 Dailucay located at 3427 Bedford Street in the City of Holiday, Pasco, FL 34690 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

OFFICIAL COURTHOUSE WEBSITES
manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillscclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

FIRST INSERTION
NOTICE OF NEIGHBORHOOD MEETING
Date: February 24, 2026
11220 U.S. 301 LLC Property
Parcel Nos: 11-25-21-0000-02100-0000 and 11-25-21-0000-01600-0000
To Whom it may concern:

The purpose of this letter is to inform you of a neighborhood meeting concerning property located on the corner of U.S. Highway 301 and U.S. Highway 98, Dade City, Florida. The agent of record of the subject property is proposing the following:

- 1. A change to future land use from Pasco County AC (Agricultural) and C2 (Commercial) zoning to a Planned Development (PD) zoning of the entire property to allow for the ability to develop as residential or commercial use.

The City requires a Neighborhood Meeting to inform nearby property owners about this petition and receive any comments. A Neighborhood Meeting will be held:

Date: February 24, 2026

Location: Jim Browne Chevrolet GMC Dealership located at 10741 U.S. 301, Dade City, Florida 33525

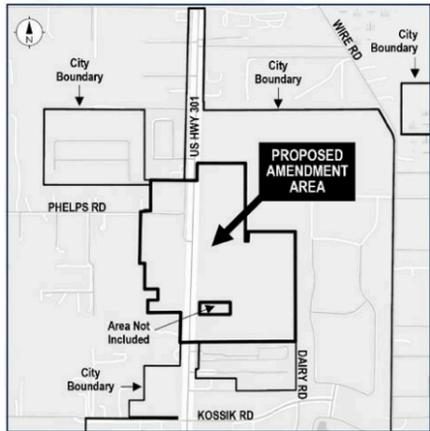
Time: 6:00 PM



Changing the future land use and rezoning will allow for the ability to develop as residential or commercial use. Should you have any questions, please feel free to attend the Neighborhood Meeting or contact us at (352) 567-5636 or LHersch@alfonsohersch.com

Very truly yours,
Larry S. Hersch
Alfonso Hersch, P.A.
February 13, 2026 26-00344P

FIRST INSERTION
CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the City of Zephyrhills, Florida, proposes to adopt the following:
AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS COMPREHENSIVE PLAN (ORDINANCE NO. 1514-26, AS AMENDED); PROVIDING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT TO ESTABLISH THE PLACE TYPE FRAMEWORK; CREATE THE ZEPHYR KNOLL MIXED-USE SUBAREA FUTURE LAND USE CATEGORY; ADOPT ASSOCIATED USE, DENSITY, INTENSITY, AND IMPLEMENTATION POLICIES; AND REVISE THE FUTURE LAND USE MAP AND MAP SERIES TO DESIGNATE CERTAIN LANDS WITHIN THE US 301 CORRIDOR NORTH OF KOSSIK ROAD AS ZEPHYR KNOLL MIXED-USE SUBAREA; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



Location of Proposed Future Land Use Map Amendment - Zephyr Knoll Mixed-Use Subarea

The City of Zephyrhills City Council will hold a Public Hearing for this item on Monday, February 23, 2026, at 6:00 p.m. in the Council Chambers of Zephyrhills City Hall located at 5335 8th Street, Zephyrhills, Florida 33542 to consider transmittal of the proposed Comprehensive Plan amendment to the State Land Planning Agency and other reviewing agencies pursuant to Section 163.3184, Florida Statutes.

Following receipt of comments from the reviewing agencies, the City Council will hold a second public hearing to consider adoption of the proposed amendment. The date, time, and location of the second public hearing will be advertised in accordance with Florida law.

A copy of the staff report containing the Planning Department's recommendation is available for public inspection at the Planning Department at City Hall between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk's Office at 813-780-0000, at least 48 hours in advance.

Published: February 13, 2026.
February 13, 2026 26-00355P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000299TDAXXX
NOTICE IS HEREBY GIVEN, That HAZEL R PASCUAL, 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 #: 1609203
Year of Issuance: 06/01/2017
Description of Property: 25-24-20-0000-02500-0000 THAT PART OF E1/2 OF NE1/4 OF SEC LYING EAST OF FORMER ACL RR R/W & SOUTH OF SR 578 R/W PER DB 168 PG 188 OR 8197 PG 1863
Name(s) in which assessed: PEH EE MENG
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00289P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000310TDAXXX
NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING 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 #: 2102920
Year of Issuance: 06/01/2022
Description of Property: 11-26-19-0000-00200-0870 BEG AT NW COR OF LOT 88 BLOCK 8 OF LEXINGTON OAKS PHASE 1 PB 36 PG 57 TH ALG EXTERIOR BDY OF SAID PLAT S03DEG 41' 00"E 80.00 FT TO NW COR OF LOT 87 OF SAID BLOCK 8 FOR POB TH DEPARTING THE BDY OF SAID PLAT TH S86DEG 19' 00"W 2.00 FT TH S03DEG 41' 00"E ALG A LINE BEING 2.00 FT WEST OF & PARALLEL WITH THE WEST BDY OF SAID LOT 87 80.00 FT TO POB OR 3986 PG 1495
Name(s) in which assessed: PULTE HOME CORPORATION CORPORATION SERVICE COMPANY REGISTERED AGENT
PULTE HOME COMPANY 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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00298P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000320TDAXXX
NOTICE IS HEREBY GIVEN, That IDE, 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 #: 2105165
Year of Issuance: 06/01/2022
Description of Property: 21-25-17-0150-24900-0070 MOON LAKE ESTATES UNIT 15 PB 6 PGS 65-A-68 LOTS 7 & 8 BLOCK 249 OR 5172 PG 1910
Name(s) in which assessed: MARK A REEL
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00305P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000301TDAXXX
NOTICE IS HEREBY GIVEN, That HAZEL PASCUAL / EVELYN MARSHALL, 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 #: 1607882
Year of Issuance: 06/01/2017
Description of Property: 33-24-18-0000-01700-0000 NORTH 45 FT OF EAST 70 FT OF WEST 310 FT OF NE1/4 OF NE1/4 OR 1399 PG 1711
Name(s) in which assessed: GLEN E MILLER DARLENE K MILLER
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00291P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000307TDAXXX
NOTICE IS HEREBY GIVEN, 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 #: 2102606
Year of Issuance: 06/01/2022
Description of Property: 32-25-19-0000-00400-0018 A POR OF THE NW 1/4 OF SECTION 32 FURTHER DESC AS: COM AT NW COR OF SAID SEC 32;TH S00DG 05'46"W 1323.60 FT TO POB TH S89DG 38'43"E 1099.98 FT TH S89DG 52'13"E 443.81 FT TH N89DG59'35"E 444.18FT TH S20DG 06'27"W 212.99 FT TH S89DG 59'35"W 371.18 FT TH N89DG 52' 13"W 444.44 FT TH N89DG 38' 43"W 1099.55 FT TO WESTRLY BDY OF SEC 32 TH N00DG 07'05"E 200.00 FT TO POB
Name(s) in which assessed: SERVICE MEMBER RESIDENCE TRUST BETH-ANN MARIE HART TRUSTEE
THE SERVICE MEMBER RESIDENCE TRUST F/B/O ANTHONY KENWORTHY DATED 5/19/16
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00295P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000318TDAXXX
NOTICE IS HEREBY GIVEN, That WILLIAM J CRAFTON, 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 #: 2106001
Year of Issuance: 06/01/2022
Description of Property: 34-24-16-0050-00000-0810 GARDEN TERRACE SECTION 1 PB 7 PG 23 LOT 81 OR 4431 PG 330
Name(s) in which assessed: DAVE HANSON
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00303P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000305TDAXXX
NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT 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 #: 2107176
Year of Issuance: 06/01/2022
Description of Property: 23-25-16-0110-00001-0600 THE LAKES UNIT 6 PB 20 PG 130 LOT 1060 OR 4120 PG 922 OR 4573 PG 539
Name(s) in which assessed: EILEEN M WARD JOHN W ERDMANN WILLARD H ERDMANN
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00293P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000311TDAXXX
NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING 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 #: 2105388
Year of Issuance: 06/01/2022
Description of Property: 35-26-17-0000-00600-0000 THAT PORTION OF LAKE SEMINOLE LYING IN SW1/4 OF SE1/4 OF SEC BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SW1/4 SE1/4 OF SEC; BOUNDED ON THE SOUTH BY THE SHORELINE OF SAID LAKE SEMINOLE LYING NORTH OF KEYSTONE PARK COLONY UNREC PLAT TRACT 11; BOUNDED ON THE EAST AND WEST BY THE NORTHERLY PROJECTION OF THE EAST AND WEST LINES OF LOT 9A OF SAID TRACT 11 AS DESCRIBEDAND RECORDED IN OR 4407 PG 1466 DB 50 PG 434 OR 33 PG 507
Name(s) in which assessed: ANDREW MOON THE DOWLING COMPANY
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00299P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000316TDAXXX
NOTICE IS HEREBY GIVEN, That WILLIAM J CRAFTON, 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 #: 2103486
Year of Issuance: 06/01/2022
Description of Property: 03-25-18-0010-01900-0090 ARDMORE GARDENS PB 4 PG 11 LOTS 9-12 INCL BLOCK 19 LESS R/W OF US HWY 41 OR 3452 PG 99 OR 5924 PG 1817
Name(s) in which assessed: VIOLET M MULLINS
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 March 19, 2026 at 10:00 am.
January 29, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Feb. 13, 20, 27; Mar. 6, 2026 26-00302P

--- TAX DEEDS ---

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000322TDAXXX
 NOTICE IS HEREBY GIVEN, That FRANCES M CAMPBELL-HUNT, 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 #: 2008811
 Year of Issuance: 06/01/2021
 Description of Property:
 21-26-16-0040-00000-0851
 ANCLOTE RVR ACS 2 MB 4 PG 69 W 1/2 OF S 164 FT OF LOT 85 EXC N 25 FT FOR RD OR 9277 PG 220
 Name(s) in which assessed:
 JOHN L GOULD
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00306P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000308TDAXXX
 NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING 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 #: 1701399
 Year of Issuance: 06/01/2018
 Description of Property:
 35-25-21-0010-03300-006A
 ZEPHYRHILLS COLONY COMPANY LANDS PB 2 PG 6 THAT POR OF TRACT 48 LYING EAST OF LOT 6 LAKEVIEW KNOLL PH 1 PB 31 PG 80 AND WEST OF PRETTY POND MEAN HIGH WATER MARK DESC AS: COM AT NE COR OF TRACT 33 FOR POB TH S00DG 18' 02"W 165.97 FT TO APPROX MEAN HIGH WATER LINE TH ALG SAID LINE NEXT 4 COURSES TH S09DG 35' 13"W 135.29 FT TH S28DG 49' 57"W 185.75 FT TH S49DG 49' 20"W 63.12 FT TH S70DG 00' 33"W 107.07 FT TO ELY BDY LAKEVIEW KNOLL PH 1 TH ALG SAID BDY N37DG 40' 36"E 68.71 FT TH N44DG 51' 08"E 132.23 FT TH N34DG 09' 37"E 125.06 FT TH N12DG 46' 41"E 211.71 FT TH N06DG 42' 26"E 81.96 FT TO POB OR 7222 PG 1185
 Name(s) in which assessed:
 JUANITA V CONVEY
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00296P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000319TDAXXX
 NOTICE IS HEREBY GIVEN, That IDE, 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 #: 2101070
 Year of Issuance: 06/01/2022
 Description of Property:
 27-25-21-0030-00900-0017
 ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG 55 POR OF TRACT 8 DESC AS FOLL: COM AT NW COR OF SEC TH S89DEG 45'56"E ALG NORTH BDY OF SEC 33 FT TH S00 DEG 10'26"W ALG EAST R/W LINE OF FORT KING RD 147 FT TO INTERSECTION WITH LINE PARAL- LEL WITH & 122 FT SOUTH OF SOUTH R/W LINE OF BAILEY HILL RD FOR POB TH S89DEG 45'56"E ALG SAID LINE 106 FT TH S00DEG 10' 26"W 148 FT TH N89DEG 45' 56"W 106 FT TO EAST R/W LINE OF FORT KING RD TH N00DEG 10' 26"E ALG SAID R/W LINE 148 FT TO POB LESS R/W FOR FORT KING HIGHWAY OR 7657 PG 1063
 Name(s) in which assessed:
 BILLIE JOE ASHBY
 BARBARA ASHBY
 BARBARA JEAN ASHBY
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00304P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000306TDAXXX
 NOTICE IS HEREBY GIVEN, That SANDY MCDONALD, 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 #: 1900386
 Year of Issuance: 06/01/2020
 Description of Property:
 27-23-21-0000-05500-0000
 COM 75.00 FT SOUTH OF NE COR OF NW1/4 OF SW1/4 TH WEST 160.00 FT FOR POB TH WEST 50.00 FT TH SOUTH 50.00 FT TH EAST 50.00 FT TH NORTH 50.00 FT TO POB OR 3817 PG 775
 Name(s) in which assessed:
 ROBERT L BROWN
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00294P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000300TDAXXX
 NOTICE IS HEREBY GIVEN, That HAZEL PASCUAL / EVELYN MARSHALL, 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 #: 1607883
 Year of Issuance: 06/01/2017
 Description of Property:
 33-24-18-0000-01800-0000
 SOUTH 45 FT OF NORTH 90 FT OF EAST 70 FT OF WEST 310 FT OF NE1/4 OF NE1/4 OF SEC 33 SUBJECT TO EASEMENT FOR INGRESS & EGRESS OVER EAST 10 FT THEREOF OR 2083 PG 583
 Name(s) in which assessed:
 GLEN MILLER
 DARLENE MILLER
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00290P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE SIXTH CIRCUIT COURT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
 PROBATE DIVISION
FILE NO.:
512025CP001701CPAXWS
IN RE: ESTATE OF DANNY M. HILL, Deceased.
 The administration of the Estate of DANNY M. HILL, deceased, whose date of death was August 2, 2025, File Number 512025CP001701 is pending in the Circuit Court for Pasco County, Florida, the address of which is Clerk of Court, ATTN: Probate, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 the 13 day of February, 2026.
STEVEN M. HILL
Personal Representative
 /s/ Gerald L. Hemness
 Gerald L. Hemness Jr., Esq.
 Counsel for Personal Representative
 Florida Bar # 67695
 100 Ashley Dr. South, Ste. 664
 Tampa, FL 33602-5300
 (813) 324-8320
 gerald@hemness.com
 February 13, 20, 2026 26-00314P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000309TDAXXX
 NOTICE IS HEREBY GIVEN, That STEFFEN CONSULTING 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 #: 1706601
 Year of Issuance: 06/01/2018
 Description of Property:
 35-26-17-0000-00500-0000
 THAT PORTION OF LAKE SEMINOLE LYING IN SW1/4 OF SE1/4 OF SEC BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SW1/4 SE1/4 OF SEC; BOUNDED ON THE SOUTH BY THE SHORELINE OF SAID LAKE SEMINOLE LYING NORTH OF KEYSTONE PARK COLONY UNREC PLAT TRACT 11; BOUNDED ON THE EAST AND WEST BY THE NORTHERLY PROJECTION OF THE EAST AND WEST LINES OF LOT 9B OF SAID TRACT 11 AS DESCRIBED AND RECORDED IN OR 4066 PG 67 DB 50 PG 434 OR 33 PG 507
 Name(s) in which assessed:
 THE DOWLING COMPANY
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00297P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000314TDAXXX
 NOTICE IS HEREBY GIVEN, That THREE REEDS CAPITAL 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 #: 2100272
 Year of Issuance: 06/01/2022
 Description of Property:
 26-23-21-0060-00000-0030
 COM NE COR OF SW1/4 OF SW1/4 OF SW1/4 OF SEC 26 TH W ALG NLY BDY OF SW1/4 OF SW1/4 OF SW1/4 179.80FT FOR POB TH W 50 FT TH S 13DG 48' W 95FT TH E 50FT TH N 13DG 48' E 95FT TO POB AKA TA PLAT OF PCL 41 LOT 3 SUB-JECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SOUTH 15.00 FT THEREOF OR 7940 PG 1603
 Name(s) in which assessed:
 DINORA LIRIANO
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00301P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000313TDAXXX
 NOTICE IS HEREBY GIVEN, That THREE REEDS CAPITAL 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 #: 2102462
 Year of Issuance: 06/01/2022
 Description of Property:
 24-26-20-0010-00000-6400
 WILLIAMS NEW RIVER ACRES UNIT 5 UNREC PLAT TRACT 640 DESC AS COM AT NW COR OF SEC 24 TH N89DG 56' 47"E ALG NORTH BDY OF SAID SEC 548.00 FT TH S00DG 07' 54"W 878.00 FT FOR POB TH CONT N89DG 56' 47"E 250.0 FT TH S00DG 07' 54"W 179.0 FT TH S89DG 56' 47"W 250.0 FT TH N00DG 07' 54"E 179.0 FT TO POB OR 2082 PG 1843
 Name(s) in which assessed:
 CHESTER DANIELS
 CHESTER MYRON DANIELS JR
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00300P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2026-CP-31
IN RE: ESTATE OF ANGELO VIEGAS AKA ANGELO FREITAS VIEGAS Deceased.
 The administration of the estate of ANGELO VIEGAS AKA ANGELO FREITAS VIEGAS, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Drawer 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is February 13, 2026.
Personal Representative:
ROBERT D. VIEGAS
 61 Central St.
 Hudson, Massachusetts 01749
 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 13, 20, 2026 26-00334P

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File Number: 2026-CP-000189-WS
In Re The Estate Of: MISTI MARIE EVANS, Deceased
 The administration of the estate of MISTI MARIE EVANS, deceased, whose date of death was December 30, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 The date of first publication of this notice is February 13, 2026.
Personal Representative:
GAVIN LEE RAY
 7042 Quail Lakes Dr,
 Holland, OH 43529
 Attorney for Personal Representative:
 LAW OFFICES OF STEVEN K. JONAS, P.A.
 4914 State Road 54
 New Port Richey, Florida 34652
 (727) 846-6945; Fax (727) 846-6953
 email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
 STEVEN K. JONAS, Esq.
 FBN: 0342180
 February 13, 20, 2026 26-00330P

FIRST INSERTION
NOTICE OF ADMINISTRATION
 IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
 PROBATE DIVISION
File No: 2025CP000720CPAXWS
IN RE: The Estate of REBECA ESCOBEDO YASSEL, Deceased.
 The administration of the estate of REBECA ESCOBEDO YASSEL, deceased, File Number: 2025CP-000720CPAXWS, is pending in the Circuit Court for Pasco County, Florida, 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 INTERESTED PERSONS ARE NOTIFIED THAT:
 All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
 The date of the first publication of this notice is February 13, 2026.
Personal Representative:
Jerkis Mulet
 9316 Binnacle Drive, #323
 Port Richey, FL 34698
 Attorney for Per. Repre.:
 Eduardo R. Latour
 LATOUR & ASSOCIATES, P.A.
 135 East Lemon Street
 Tarpon Springs, Florida 34689
 727/937-9577
 Fla. Bar No. 2799994
edlatourleadings@gmail.com
 February 13, 20, 2026 26-00357P

FIRST INSERTION
Notice of Application for Tax Deed 2025XX000304TDAXXX
 NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT 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 #: 2105630
 Year of Issuance: 06/01/2022
 Description of Property:
 23-24-16-0030-00000-0390
 HUDSON TERRACE 1ST ADD PB 7 PG 60 LOT 39 OR 8879 PG 3826
 Name(s) in which assessed:
 SALVATORE CUGNO
 SUSAN CUGNO
 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 March 19, 2026 at 10:00 am.
 January 29, 2026
 Office of Nikki Alvarez-Sowles, Esq.
 Pasco County Clerk & Comptroller
 By: Denisse Diaz
 Deputy Clerk
 Feb. 13, 20, 27; Mar. 6, 2026
 26-00292P

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 2026CA000105CAAXES
SHANNON KILDAY, Plaintiff, vs. OMAR CALA, Defendant.
 NOTICE is hereby given that a civil action commenced on or about January 12, 2026 and is now pending as case number 2026-CA-000105CAAXES in the Circuit Court in the State of Florida, County of Pasco.
 The name of the unserved party to the action is:
 Omar Cala
 17828 Alexson St.
 Spring Hill, FL 34610
 and the nature of the proceeding is a Partition of Real Property.
 This notice shall be published once each week for two consecutive weeks in the Business Observer.
 Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. DUE ON OR BEFORE MARCH 16TH, 2026
 WITNESS my hand and the seal of said court at Pasco County, Florida on the February 11, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
 AS CLERK OF THE COURT
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 /s/ Stephen K. Hachey
 Stephen K. Hachey, Esq.
 Florida Bar No.: 15322
 Law Offices of Stephen K. Hachey, P.A.
 10521 Bloomingdale Ridge Dr.
 Riverview FL 33578
 Phone: 813-549-0096
 E-service: eservice@hacheylawpa.com
 February 13, 20, 27; Mar. 6, 2026
 26-00356P

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 2026CA000105CAAXES
SHANNON KILDAY, Plaintiff, vs. OMAR CALA, Defendant.
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 AS CLERK OF THE COURT
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 Deputy Clerk: Haley Joyner
 /s/ Stephen K. Hachey
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SHANNON KILDAY, Plaintiff, vs. OMAR CALA, Defendant.
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 AS CLERK OF THE COURT
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 /s/ Stephen K. Hachey
 Stephen K. Hachey, Esq.
 Florida Bar No.: 15322
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 Phone: 813-549-0096
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 February 13, 20, 27; Mar. 6, 2026
 26-00356P

FIRST INSERTION
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 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 2026CA000105CAAXES
SHANNON KILDAY, Plaintiff, vs. OMAR CALA, Defendant.
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NIKKI ALVAREZ-SOWLES, ESQ.
 AS CLERK OF THE COURT
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 /s/ Stephen K. Hachey
 Stephen K. Hachey, Esq.
 Florida Bar No.: 15322
 Law Offices of Stephen K. Hachey, P.A.
 10521 Bloomingdale Ridge Dr.
 Riverview FL 33578
 Phone: 813-549-0096
 E-service: eservice@hacheylawpa.com
 February 13, 20, 27; Mar. 6, 2026
 26-00356P

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO.: 2026CA000105CAAXES
SHANNON KILDAY, Plaintiff, vs. OMAR CALA, Defendant.
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 WITNESS my hand and the seal of said court at Pasco County, Florida on the February 11, 2026.
NIKKI ALVAREZ-SOWLES, ESQ.
 AS CLERK OF THE COURT
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 /s/ Stephen K. Hachey
 Stephen K. Hachey, Esq.
 Florida Bar No.: 15322
 Law Offices of Stephen K. Hachey, P.A.
 10521 Bloomingdale Ridge Dr.
 Riverview FL 33578
 Phone: 813-549-0096
 E-service: eservice@hacheylawpa.com
 February 13, 20, 27; Mar. 6, 2026
 26-00356P

What makes public notices in newspapers superior to other forms of notices?
 Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
 Rarely do consumers specifically search online for public notices.

LV18237-V12

-- ESTATE --

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-125
IN RE: ESTATE OF
MARK ANTHONY MEKETSY,
Deceased.

The administration of the estate of MARK ANTHONY MEKETSY, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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: February 13, 2026.

JACOB MEKETSY

Personal Representative
202 Hilliard Street
Manchester, CT 06042

Robert A. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
February 13, 20, 2026 26-00315P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-92
IN RE: ESTATE OF
JUDITH ANN WOODWARD
AKA JUDITH WOODWARD AKA
JUDITH COSTINE WOODWARD
Deceased.

The administration of the estate of Judith Ann Woodward aka Judith Woodward aka Judith Costine Woodward, deceased, whose date of death was December 19, 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.

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 13, 2026.

Sarah E. Woodward
Personal Representative
4705 Northeast 55th Avenue
Portland, OR 97218

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 13, 20, 2026 26-00323P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.:
2025CP002090CPAXWS
IN RE: ESTATE OF
DONALD J. MILLER,
Deceased.

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

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

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

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 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.

Executed on 2-5-2026.

Donald J. Miller, Petitioner
131 Tego Lake Road East
Stroudsburg, PA 18302-8133
BROWN & KIMPTON, P.A.
By: /s/ Barbara M. Brown
Barbara M. Brown, Esq.
(FBN: 641863)
Brown & Kimpton, P.A.
29750 US Hwy 19 N, Suite 205,
Clearwater FL 33761
Office (813) 528-4044
Facsimile (813) 855-8485
E: EService@BrownKimptonLaw.com
Attorney for Petitioner
February 13, 20, 2026 26-00351P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
CASE NO.: 2025-CP-001978
DIVISION: J
IN RE: ESTATE OF
MARGARET IREL CLARK,
Deceased.

The administration of the estate of MARGARET IREL CLARK, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. 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 13, 2026.

Personal Representative:
ELIZABETH CLARK ROTTER
161 SE Pope Avenue
Madison, Florida 32340

Attorney for Personal Representative:
RYAN M. LUDWICK, ESQUIRE
Florida Bar Number: 86099
Fisher, Tousey, Leas & Ball, P.A.
818 North A1A, Suite 104
Ponte Vedra Beach, FL 32082
Telephone: (904) 356-2600
E-Mail: rml@fishertousey.com
February 13, 20, 2026 26-00352P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF SIXTH
JUDICIAL CIRCUIT IN AND FOR
PASCO COUNTY, FLORIDA
Case No.: 2025-CP-002073
IN RE: The Estate of
Sharon Frances Cook
Deceased 08/16/2025

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of SHARON FRANCES COOK, deceased, whose date of death was August 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, FL 33523. The name and address of the Personal Representative are set forth below.

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

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

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

The date of first publication of this notice is February 13, 2026.

Bruce Lyle Cook,
Personal Representative
39738 Country Road 54, Lot #62
Zephyrhills, FL 33542
NATHAN D. BREWER, ESQ.
Attorney for the
Personal Representative
Florida Bar No.: 574023
Brewer Law Firm, P.A.
5537 Gall Blvd.
Zephyrhills, Florida 33542
Telephone: (813) 549-4529
Email: nate@brewerlawfirm.com
Alt Email:
athena@brewerlawfirm.com
February 13, 20, 2026 26-00348P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2026-CP-000210-WS
In Re The Estate Of:
VICTOR A. GUTERMUTH,
Deceased

The administration of the estate of VICTOR A. GUTERMUTH, deceased, whose date of death was December 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of this notice is February 13, 2026.

Personal Representative:
PATRICIA LYNN GRIDER
169 Jackson Drive
Taylorsville, KY 40071

Attorney for Personal Representative:
LAW OFFICES OF STEVEN K. JONAS, P.A.
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
February 13, 20, 2026 26-00343P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001994CPAXWS
Division: Probate
IN RE: ESTATE OF
JAMES ANGELO LEVERO
(A/K/A JAMES A. LEVERO
A/K/A JAMES LEVERO)
Deceased.

The administration of the estate of James Angelo Levero (a/k/a James A. Levero a/k/a James Levero), deceased, whose date of death was July 9, 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 13, 2026.

Personal Representative:
Peggy A. Stamaugh
1047 Winding Willow Drive
Trinity, Florida 34655

Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
February 13, 20, 2026 26-00347P

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. 2022CA001429CAAXES
Nations Direct Mortgage, LLC,
Plaintiff, vs.
Andrew C. Lebrun, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA-001429CAAXES of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Nations Direct Mortgage, LLC is the Plaintiff and Andrew C. Lebrun; Keyra J. Lebrun-Maldonado De Jesus are the Defendants, that Nikki Alvarez-Sowles, Pasco County Clerk of Court will sell to the highest and best bidder for cash at, www.pasco.realforeclose.com, beginning at 11:00 AM on the 30th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF LOT 2,
BLOCK A, HICKORY HILL
ACRES UNIT I, A SUBDIVISION
ACCORDING TO THE
PLAT THEREOF RECORDED
AT PLAT BOOK 9, PAGE 152,
IN THE PUBLIC RECORDS OF
PASCO COUNTY, FLORIDA.
TAX ID:
03-25-21-0510-00A00-0021

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-F00409
February 13, 20, 2026 26-00307P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
Case No. 2025CP001817CPAXWS
Division: Probate
IN RE: ESTATE OF
JOHN A. SALOMONE
Deceased.

The administration of the Estate of John A. Salomone, deceased, whose date of death was October 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. 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 sur-

living 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 13, 2026.

Personal Representative:
Cheryl Ann Salomone
508 Oriole Drive
Lakeland, FL 33803

Attorney for Personal Representative:
Linda M. Schultz, Esq.
Florida Bar Number: 1008259
Daniel Medina, B.C.S.
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: linda@medinapa.com;
dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
February 13, 20, 2026 26-00353P

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.:
2025CA003276CAAXWS
NEWREZ LLC D/B/ A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
CLARIBEL JIMENEZ; UNKNOWN SPOUSE OF CLARIBEL JIMENEZ; AIDA MALDONADO; UNKNOWN SPOUSE OF AIDA MALDONADO; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SYNCHRONY BANK; CITIBANK; BLUE WORLD POOLS, INC.; MIDLAND CREDIT MANAGEMENT, INC.; CKS PRIME INVESTMENTS LLC;

HOMEOWNERS CHOICE CONSTRUCTION L.L.C. F/K/A DIMENSIONAL CONSTRUCTION LLC; TERRACE PARK PHASE III HOMEOWNERS ASSOCIATION, 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.
To the following Defendant(s):
CLARIBEL JIMENEZ (LAST KNOWN ADDRESS) 3621 KIAH DRIVE WESLEY CHAPEL, FL 33543

UNKNOWN SPOUSE OF CLARIBEL JIMENEZ (RESIDENCE UNKNOWN)
AIDA MALDONADO (LAST KNOWN ADDRESS) 3621 KIAH DRIVE WESLEY CHAPEL, FL 33543
UNKNOWN SPOUSE OF AIDA MALDONADO (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 39, TERRACE PARK PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 138, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
TOGETHER WITH A 2000 HARBOR DOUBLE WIDE MOBILE

HOME, TITLE #83972683, VIN#GAFLY54A85657HS21, AND TITLE #83972755, VIN #GAFLY54B85657HS21, WHICH MOBILE HOME TITLES ARE BEING CANCELLED/RETIRED.SAID MOBILE HOME IS PERMANENTLY AFFIXED TO CAPTIONED PROPERTY
a/k/a 3621 KIAH DR, WESLEY CHAPEL, FL 33543
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before MARCH 16TH, 2026, a date which is within thirty (30) days after the first publication of this

Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT DADE CITY COURTHOUSE, 38053 LIVE OAK

AVENUE, DADE CITY, FL 33523, PHONE NO. (352) 521-4542 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).
WITNESS my hand and the seal of this Court this February 6, 2026.
As Clerk of the Court (SEAL) By Haley Joyner
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
February 13, 20, 2026 26-00312P

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2025CA001819CAAXWS
EF MORTGAGE, LLC,
Plaintiff, v.
HOMES RENEWED LLC, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 3, 2026 and entered in Case No. 2025CA001819CAAXWS in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein JAMIE L. TATUM, HOMES RENEWED LLC, are the Defendants. The Clerk of the Court, NIKKI ALVAREZ-SOWLES, will sell to the highest bidder for cash at https://www.pasco.realforeclose.com on April 6, 2026 at 11:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT 6, BLOCK A, JASMIN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 112, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
and commonly known as: 7369 ROYAL PALM DR, NEW PORT RICHEY, FL 34652 (the "Property").
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST
IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
February 13, 20, 2026 26-00345P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2025CA003460CAAXWS
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; 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 10 day of March, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot 2, Block B, Grove Park, Unit Two, according to the Plat thereof, recorded in Plat Book 7, Page(s) 27, of the Public Records of Pasco County, Florida.
PROPERTY ADDRESS: 4040 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, 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 04 day of February 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
25-01369 - Bidder Number: 9180
February 13, 20, 2026 26-00329P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.:
2025CA002964CAAXWS
UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTRATION (SBA),
Plaintiff, v.
KINGSTON AUTOMOTIVE AND WELDING LLC; EDWIN DUANE KINGSTON, JR.; PASCO COUNTY, FLORIDA; SUSAN MORGILLO; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN SPOUSE OF JAMES OLDENBURGER; UNKNOWN SPOUSE OF MILO COLEMAN; HANCOCK WHITNEY BANK; 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.
To the following Defendant(s):
SUSAN MORGILLO
14120 Nottingham Trail
Hudson, FL 34669
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 8, GULF ESTATES SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 148, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
a/k/a 8039 Palatine Dr, Hudson, FL 34667

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before MARCH 16, 2026, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO PROVISIONS OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATOR AT DADE CITY COURTHOUSE, 38053 LIVE OAK AVENUE, DADE CITY, FL 33523, PHONE NO. (352) 521-4542 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).
WITNESS my hand and the seal of this Court this February 4, 2026.
As Clerk of the Court (SEAL) By Shakira Ramirez Pagan
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
February 13, 20, 2026 26-00311P

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
2024CA000380CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 13, 2024 and an Order Resetting Sale dated January 21, 2026 and entered in Case No. 2024CA000380CAAXES of the Circuit Court in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STACI VARNUM; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, NIKKI ALVAREZ-SOWLES, ESQ., Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.pasco.realforeclose.com, 11:00 a.m., on March 9, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:
LOT 185, WILLIAMS DOUBLE BRANCH ESTATES, A SUBDIVISION ACCORDING TO THE

PLAT THEREOF RECORDED AT PLAT BOOK 12, PAGE 106 THROUGH 112, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 2005 MANUFACTURED HOME, I.D. NO(S). FLHML3F173728585A/B, TITLE NO(S). 95148506 AND 95148392, RP DECAL NO(S). 12419546 AND 12419548.
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.
In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Pasco County Courthouse. Telephone 352-521-4545 (Dade City) 352-847-2411 (New Port Richey) or 1-800-955-8770 via Florida Relay Service.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
DATED 2/4/2026.
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
1496-198755 / TMI
February 13, 20, 2026 26-00309P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2025-CA-001781
SENECA MORTGAGE SERVICING LLC,
Plaintiff(s), v.
CHRISTOPHER S. DOHERTY A/ KA CHRISTOPHER DOHERTY; UNKNOWN SPOUSE OF CHRISTOPHER S. DOHERTY A/ KA CHRISTOPHER DOHERTY; BEACON WOODS CIVIC ASSOCIATION, INC.; TOWD POINT HE TRUST 2023-1, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE; 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 January 2026, in Case No.: 2025-CA-001781, of the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein SENECA MORTGAGE SERVICING, LLC, is the Plaintiff and CHRISTOPHER S. DOHERTY A/KA CHRISTOPHER DOHERTY; UNKNOWN SPOUSE OF CHRISTOPHER S. DOHERTY A/KA CHRISTOPHER DOHERTY; BEACON WOODS CIVIC ASSOCIATION, INC.; TOWD POINT HE TRUST 2023-1, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE; 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 11th day of March 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 917 BEACON WOODS VILLAGE 9-A, A SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN

THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PASCO COUNTY, FLORIDA, PLAT BOOK 13, PAGES 61 THROUGH 63, INCLUSIVE.
PARCEL ID NO:
02-25-16-052C-00000-9170
Property Address: 8607 FOREST GLADE DRIVE HUDSON, FL 34667
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 4th day of February, 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
25-06644-1
February 13, 20, 2026 26-00308P

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2025CA000790CAAXES
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
GLENNA JORDAN F/K/A GLENNA BUSHELMAN; UNKNOWN SPOUSE OF GLENNA JORDAN F/K/A GLENNA BUSHELMAN; 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 21, 2026 entered in Civil Case No. 2025CA000790CAAXES in the Circuit Court of the 6th Judicial Circuit in and for Pasco County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and GLENNA JORDAN F/K/A GLENNA BUSHELMAN; UNKNOWN SPOUSE OF GLENNA JORDAN F/K/A GLENNA BUSHELMAN are defendants, Nikki Alvarez-Sowles, Esq., Clerk of Court, will sell the property at www.pasco.realforeclose.com beginning at 11:00 AM on March 10, 2026 the following described property as set forth in said Final Judgment, to-wit:
LOT 19, PORT KING ESTATES, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 46, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 37072 Janet

Cir, Dade City, FL 33525
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: 2390.000731
February 13, 20, 2026 26-00313P

FIRST INSERTION

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT, IN AND FOR
PASCO, FLORIDA.**CASE No. 2025CA003581CAAXES**
ATHENE ANNUITY AND LIFE**Plaintiff, vs.**
RICHARD PAUL KIM AKA
RICHARD P. KIM, et al.,
DefendantsTO: RICHARD PAUL KIM AKA
RICHARD P. KIM
10407 LA VEND ER ASTER TRAIL,
SAN ANTONIO, FL 33578
UNKNOWN SPOUSE OF RICHARD
PAUL KIM AKA RICHARD P. KIM
10407 LAVENDER ASTER TRAIL,
SAN ANTONIO, FL 33578AND TO: All persons claiming an interest by, through, under, or against the
aforesaid Defendant(s).YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following described property
located in Pasco County, Florida:LOT 28, OF MIRADA PARCELS
8A AND 8B, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 89,
PAGE 117, OF THE PUBLIC RE-
CORDS OF PASCO COUNTY,
FLORIDAhas been filed against you, and you are
required to serve a copy of your written
defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite700, 100 West Cypress Creek Road,
Fort Lauderdale, FL 33309, and file
the original with the Clerk within 30
days after the first publication of this
notice in Business Observer, on or be-
fore MARCH 16TH, 2026 otherwise a
default and a judgment may be entered
against you for the relief demanded in
the Complaint.**IMPORTANT**In accordance with the Americans
with Disabilities Act, persons needing
a reasonable accommodation to partici-
pate in this proceeding should, no
later than seven (7) days prior, contact
the Clerk of the Court's disability coordi-
nator at PUBLIC INFORMATION
DEPARTMENT, PASCO COUNTY
GOVERNMENT CENTER, 7530
LITTLE ROAD, NEW PORT RICHEY,
FL 34654, 727-847-8110. If hear-
ing or voice impaired, contact (TDD)
(800)955-8771 via Florida Relay Sys-
tem.WITNESS MY HAND AND SEAL
OF SAID COURT on this February 6,
2026Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk:
Haley JoynerGreenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
(25-000981-02)

February 13, 20, 2026 26-00310P

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.**
2025CA003905CAAXWS
PLANET HOME LENDING, LLC,
Plaintiff, vs.
THOMAS JOHN SPADE, et. al.
Defendant(s),TO: THOMAS JOHN SPADE,
UNKNOWN SPOUSE OF THOMAS
JOHN SPADE,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 63, SEA PINES, UNIT
FIVE, A HOMESITE SUBDIVI-
SION, MORE PARTICULARLY
DESCRIBED AS: LOT 63, OF
THE UNRECORDED PLAT
OF SEA PINES SUBDIVISION,
UNIT FIVE: A PORTION OF
THE SOUTH 1/2 OF SECTION
14, TOWNSHIP 24 SOUTH,
RANGE 16 EAST, PASCO
COUNTY, FLORIDA, BEING
FURTHER DESCRIBED AS
FOLLOWS: COMMENCE AT
THE SOUTHWEST CORNER
OF LOT 73, OF SEA PINES
SUBDIVISION, UNIT FOUR,
AS SHOWN ON PLAT RE-
CORDED IN PLAT BOOK 9,
PAGE 123, OF THE PUBLIC
RECORDS OF PASCO COUN-
TY, FLORIDA FOR A POINT
OF BEGINNING; THENCE
SOUTH 0 DEGREES 15' 40"
WEST, A DISTANCE OF 64
FEET; THENCE SOUTH 89
DEGREES 49' 43" WEST, A
DISTANCE OF 105 FEET;
THENCE NORTH 0 DEGREES
15' 40" EAST, A DISTANCE OF
64 FEET; THENCE NORTH 89
DEGREES 49' 43" EAST, A DIS-
TANCE OF 105 FEET TO THE
POINT OF BEGINNING; THE
SOUTH 3 FEET THEREOF BE-ING SUBJECT TO AN EASE-
MENT FOR UTILITIES.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
16TH, 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
February 10, 2026CLERK OF THE CIRCUIT COURT
(SEAL) BY: Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA003905CAAXWS
Deputy Clerk: Haley JoynerRobertson, Anschutz, Schneid, Crane &
Partners, PLLC
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-355335

February 13, 20, 2026 26-00341P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR PASCO
COUNTY**CIVIL DIVISION**
Case No. 2025CA003613CAAXES
Division J4**FIFTH THIRD BANK, NATIONAL**
ASSOCIATION**Plaintiff, vs.**
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF BRIAN P. LINK,
DECEASED, BRIGITTE LINK,
AS KNOWN HEIR OF BRIAN P.
LINK, PATRICIA LINK-JONES, AS
KNOWN HEIR OF BRIAN P. LINK,
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF ALICE LINK,
DECEASED, UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OF
ALICE LINK, DECEASED, et al.
Defendants.TO:
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OF ALICE
LINK, DECEASED
CURRENT RESIDENCE UNKNOWNYou are notified that an action to
foreclose a mortgage on the following
property in Pasco County, Florida:LOT 19, BLOCK 13, GRAND
OAKS PHASE 2, UNITS 6 AND
8, ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 42,
PAGES 113 THROUGH 118,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.commonly known as 25400 GEDDY
DR, LAND O LAKES, FL 34639 has
been filed against you and you are re-
quired to serve a copy of your written
defenses, if any, to it on David R. Byars
of Kass Shuler, P.A., plaintiff's attorney,
whose address is P.O. Box 800, Tampa,Florida 33601, (813) 229-0900, on or
before MARCH 16TH, 2026, (or 30
days from the first date of publication,
whichever is later) 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.AMERICANS WITH DISABILITY
ACT If you are a person with a dis-
ability who needs an accommodation in
order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest such an accommodation, please
contact the Administrative Office of the
Court as far in advance as possible, but
preferably at least (7) days before your
scheduled court appearance or other
court activity of the date the service is
needed: Complete the Request for Ac-
commodations Form and submit to 800
E. Twigg Street, Room 604 Tampa, FL
33602. Please review FAQs for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone or
e-mail: Administrative Office of the
Courts, Attention: ADA Coordina-
tor, 800 E. Twigg Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fljud13.org.

Dated: February 10, 2025

CLERK OF THE COURT
Honorable Nikki Alvarez-Sowles, Esq.
38053 Live Oak Avenue
Dade City, Florida 33523
(COURT SEAL)Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley JoynerDavid R. Byars
Kass Shuler, P.A.,
Plaintiff's Attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
318000/2531798/MTS
February 13, 20, 2026 26-00346P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTYFLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.:**2024CA001409CAAXWS**
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, v.**UNKNOWN HEIRS, SPOUSES,**
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF LORETTA
CRAIG A/K/A LORETTA
DOROTHY CRAIG A/K/A
LAURIE CRAIG A/K/A LORETTA
CORBETT, DECEASED, et al.,
Defendants.NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform Final
Judgment of Foreclosure dated Janu-
ary 29, 2026, issued in and for Pasco
County, Florida, in Case No. 2024CA-
001409CAAXWS, wherein U.S. BANK
TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST is the
Plaintiff, and UNKNOWN HEIRS,
SPOUSES, BENEFICIARIES, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUST-
EES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF LORETTA CRAIG A/K/A
LAURIE CRAIG A/K/A LORETTA
CORBETT, DECEASED, UNKNOWN
HEIRS, SPOUSES, BENEFICIA-
RIES, DEVISEES, GRANTEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF DANIEL CORBETT SR.,
UNKNOWN HEIRS, SPOUSES, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNEES, LIENORS, CREDI-
TORS, TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF BARBARA LENTES,
MARY ELLEN BAKER A/K/A MARY
CORBETT, KATHLEEN MARY REPA
A/K/A KATHLEEN CORBETT, JOHN
P. CORBETT, JR., LAURA PERSH-ING, CHRISTY BURNS and DALTON
LENTES are the Defendants.The Clerk of the Court, NIKKI
ALVAREZ-SOWLES, will sell to the
highest and best bidder for cash,
in accordance with Section 45.031,
Florida Statutes, on March 16, 2026,
at electronic sale beginning at 11:00
AM, at www.pasco.realforeclose.com
the following-described real prop-
erty as set forth in said Uniform Final
Judgment of Foreclosure, to wit:LOT 2318, EMBASSY HILLS,
UNIT NINETEEN; ACCORD-
ING TO MAP OR PLAT
THEREOF RECORDED IN
PLAT BOOK 16, PAGES 87 - 88,
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA.
Property Address: 7421 San-
dalwood Drive, Port Richey, FL
34668ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.**IMPORTANT**
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact either the Pasco County Customer
Service Center, 8731 Citizens Drive,
New Port Richey, FL 34654, (727) 847-
2411 (V) or the Pasco County Risk Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance is
less than 7 days; if you are hearing or
voice impaired, call 711.Dated: This 10th day of February
2026.Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
February 13, 20, 2026 26-00340P

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-
PROPERTYIN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION**Case #: 2025CA003692CAAXWS**
DIVISION: J3**Trust Bank**
Plaintiff, -vs.-**Kirk W. Hoffar a/k/a Kirk Hoffar;**
Unknown Spouse of Kirk W. Hoffar
a/k/a Kirk Hoffar; 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)
Defendants.TO: Unknown Spouse of Kirk W. Hoffar
a/k/a Kirk Hoffar; 10612 Shady Drive,
Hudson, FL 34669Residence unknown, if living, including
any unknown spouse of the said
Defendants, if either has remarried
and if either or both of said Defendants
are dead, their respective unknown
heirs, devisees, grantees, assignees,
creditors, lienors, and trustees,
and all other persons claiming by,
through, under or against the named
Defendant(s); and the aforementioned
named Defendant(s) and such of the
aforementioned unknown Defendants
and such of the aforementioned
unknown Defendants as may be infants,
incompetents or otherwise not sui juris.YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following real
property, lying and being and situated
in Pasco County, Florida, more particu-
larly described as follows:TRACT 45, OF THE UNRE-
CORDED PLAT OF OAK-
WOOD ACRES, OTHERWISE
KNOWN AND DESCRIBED
AS FOLLOWS: THE WEST
1/2 OF THE NORTHEAST 1/4
OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF
SECTION 31, TOWNSHIP 24
SOUTH, RANGE 17 EAST, PAS-
CO COUNTY, FLORIDA; THE
NORTH 25 FEET THEREOFBEING SUBJECT TO AN
EASEMENT FOR PUBLIC
ROAD RIGHT-OF-WAY AND/
OR UTILITIES. TOGETH-
ER WITH 1995 BROOKLYN
TRAILER DOUBLE WIDE MO-
BILE HOME ID#2G610735HA
AND 2G610735HB LOCATED
THEREON. WHICH HOME,
BY INTENTION OF THE PAR-
TIES AND UPON RETIRE-
MENT OF THE CERTIFICATE
OF TITLE SHALL CONSTI-
TUTE A PART OF THE REAL-
TY AND SHALL PASS WITH IT
more commonly known as 10612
Shady Drive, Hudson, FL 34669.This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca Ra-
ton, FL 33487, on or before MARCH
16TH, 2026 and file the original with
the clerk of this Court either before with
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the Complaint.If you are a person with a disabili-
ty 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 Man-
agement Office, 7536 State Street, New
Port Richey, FL 34654, (727) 847-8028
(V) at least 7 days before your sched-
uled 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 and seal of this
Court on the day of February 6, 2026.Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk: Haley Joyner
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-334457 FC01 SUT

February 13, 20, 2026 26-00322P

**Email your Legal Notice**

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTEFLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer

LV20906_V19

**Who benefits from legal notices?**

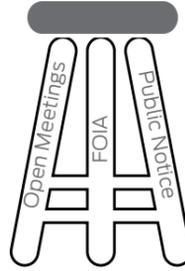
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

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.

M. BERTZ, OS.

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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



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

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.storage treasures.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.storage treasures.com.

1120 - Hamlin, 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.storage treasures.com.

01051 - Henry, Ashley; 01067 - Calvo, Kylie; 01074 - Washington, George; 01105 - carazo, Cameron; 01116 - Rhodes, Raby; 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 & 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, Dearvion; 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.storage treasures.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.storage treasures.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, Shanice; 12253 - Tennant, Spencer; 13014 - Altare, Joseph; 13049 - Wasilewski, Jonathan; 13065 - Lake, Terriaunna; 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, Brittini Miranda; 13331 - Bowman, Clayton; 13339 - Meier, Stephanie; B126 - Galloway, Melinda; B156 - Kilgore, Destyni; B167 - Vertefeuille, 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.storage treasures.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.storage treasures.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, Lorelei; E2297 - Viscomi, Tiffanie; 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.storage treasures.com.

0A111 - Garcia, Miguel Argenis; 0A144 - Carpenter, Rachel; 0A154 - Rojas Velasquez, Maria; 0A217 - Hite, Tarsha; 0A233 - 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, Michelet; 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, Sara; 0E239 - poust, bobbiejo

PUBLIC STORAGE # 26595, 2262 US Highway 19, Holiday, FL 34691, (727) 605-0911

Time: 12:15 PM

Sale to be held at www.storage treasures.com.

047 - waters, Britta; 048 - Willis, Louellen; 059 - Jones, James; 071 - Bomhardt, 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.storage treasures.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.storage treasures.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, Rantrellea; 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.storage treasures.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.storage treasures.com.

0114 - Bellville, Joseph; 0142 - Ulm, Amy; 0223 - Redding, Detrice; 0245 - REDDING, MARQUI DAQUAN; 0503 - DuBose,

Danny; 0519 - Looper, Carla; 0524 - Wohlert, Christopher ; 0533 - redding, eugenia; A102 - Glenn, Brittny

PUBLIC STORAGE # 23915, 11411 State Rd 52, Hudson, FL 34669, (727) 223-7041

Time: 02:00 PM

Sale to be held at www.storage treasures.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.storage treasures.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

--- ESTATE ---

SECOND 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 the 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

(summary administration)

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026-CP-000059

IN RE: ESTATE OF

ROSARIO E. GONZALEZ

Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Rosario E. Gonzalez, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34652; that the decedent's date of death was October 30, 2025; that the total value of the estate is \$53,168.64 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Gary E. Gonzalez

13740 Orion Court

Hudson, Florida 34667

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:

Gary E. Gonzalez

13740 Orion Court

Hudson, Florida 34667

Attorney for Person Giving Notice:

David A. Hook, Esq.

E-mail Addresses:

courtservice@elderlawcenter.com,

samantha@elderlawcenter.com

Florida Bar No. 0013549

The Hook Law Group, P.A.

4918 Floramar Terrace

New Port Richey, Florida 34652

February 6, 13, 2026 26-00245P

SAVE TIME



Email your Legal Notice

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

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE



IN 209006_V25

Q&A

Who benefits from legal notices?

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

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

February 6, 13, 2026

26-00280P

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP001797CPAXWS
IN RE: ESTATE OF TOSHIO TAKASHIMA,
Deceased.

The ancillary administration of the estate of TOSHIO TAKASHIMA, Deceased, Case No. 2025CP001797CPAXWS, 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 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

SECOND 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

SECOND 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

SECOND 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 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 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
eservice@estatefirmfl.com
wcr@estatefirmfl.com
February 6, 13, 2026 26-00244P

SECOND 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

SECOND 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

SECOND 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.

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

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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

SECOND 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.

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

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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 26-00237P

SECOND 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 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.

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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT 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 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. The written demand must be filed with the clerk.

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.

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

--- ESTATE ---

SECOND 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

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. 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, FLOR-
IDA.

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, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff's attorney, whose address is 4919

SECOND 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 Lar-
rye 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 ad-
dresses 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 dem-
ands 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
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 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 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

SECOND 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, Pro-
bate 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 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 Commu-
nity 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 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 February 6, 2026.

Personal Representative:

Elizabeth Peyton Nunez
Personal Representative
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

SECOND INSERTION

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

CASE NO.:

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 Cir-
cuit 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, ACCORD-
ING 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 CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING 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

SECOND 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, Pro-
bate Division, the address of which is
38053 Live Oak Avenue, Dade City,
Florida 33523. The names and ad-
dresses of the personal representative
and the personal representative's at-
torney 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 Commu-
nity 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 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

SECOND 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, HUD-
SON, FL 34667

YOU ARE NOTIFIED that an ac-
tion 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 THERE-
OF AS RECORDED IN PLAT
BOOK 1, PAGE 49, PUBLIC RE-
CORDS 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-

SECOND INSERTION

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

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 cover-
ing 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-
stated Court on or before March 9, 2026
or 30 days from the first publication,

SECOND 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
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, 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-
stated 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 im-
mediately 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 day of February 3, 2026.

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03649
February 6, 13, 2026 26-00274P

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 im-
mediately 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 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

SECOND 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
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, to it on Morgan B Lea,
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 im-
mediately thereafter; or a default will be
entered against you for the relief de-
manded 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 Man-
agement 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 Coun-
ty, 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 26-00284P

SAVE TIME
E-mail your Legal Notice

legal@businessobserverfl.com

**Business
Observer**

1V4680

SECOND 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
STEARNNS, WILLIAMS
& DODDRIDGE, PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatorlaw.com
Secondary E-Mail:
stacey@flprobatorlaw.com
February 6, 13, 2026 26-00252P

FOURTH INSERTION

NOTICE OF ACTION
TERMINATION OF
PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY
CASE NO. 2024DP000081DPAXWS
IN THE INTEREST OF:
T.M. DOB: 4/19/2025,
N.W. DOB: 9/4/2023,
H.W. DOB: 2/10/2022,
J.W. DOB: 4/13/2020,
MINOR CHILDREN
TO: Jacob Dakota Wood, address
unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: T.M. born on 4/19/2025, N.W. born on 9/4/2023, H.W. born on 2/10/2022, J.W. born on 4/13/2020. You are hereby commanded to appear on February 17, 2026, at 3:00 PM before the Honorable Lauralee Westine at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR

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

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

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

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

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

SECOND 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 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,
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.realestate.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 COLRAIN 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

SECOND 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
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 John Stafford
A5 Donna Webster
February 6, 13, 2026 26-00272P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-008034
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 Patricia 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 CLEMENTE 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

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 2025CA003516CAAXES
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
MONTERIAL A. ALLEN;
CAROLYN A. ALLEN; UNKNOWN
SPOUSE OF MONTERIAL A.
ALLEN; ABBEY GLEN PROPERTY
OWNERS ASSOCIATION,
INC.; UNKNOWN TENANT#1;
UNKNOWN TENANT #2,
Defendant(s).

TO: MONTERIAL A. ALLEN; UNKNOWN SPOUSE OF MONTERIAL 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd. New Port Richey, FL 34654. Phone: (727) 847-8110 (voice) in New Port Richey (352)521- 4274, ext 8110 (voice) in Dade City; via 1-800-955-8771 or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.
The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.
WITNESS my hand and the seal of this Court at Pasco County, Florida, this January 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

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

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

SECOND 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

SECOND INSERTION

Notice Of Public Sale

The following personal property of: James Donald Craft will on March 3, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1966 MARO Mobile Home,
VIN: G12143CKE6009,
TITLE: 2552030
And all other personal property located therein
Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
February 6, 13, 2026 26-00239P

--- TAX DEEDS ---

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000284TDAXXX

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

Certificate #: 2100103
Year of Issuance: 06/01/2022
Description of Property:
30-26-22-0010-03600-0040
CRYSTAL SPRINGS COLONY
FARMS PB 2 PG 24 THE NORTH
1/2 OF THE SOUTH 1/2 TRACT
36 OR 7983 PG 803
Name(s) in which assessed:
JAIME KAY PARK
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am.
January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026 26-00121P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed
2025XX000285TDAXXX

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

Certificate #: 2104681
Year of Issuance: 06/01/2022
Description of Property:
10-25-17-0050-06200-0190
MOON LAKE ESTATES UNIT
5(O1) PB 4 PGS 84-85 LOTS 19-
22 INCL BLOCK 62 OR 9692 PG
3211
Name(s) in which assessed:
TROY SEAN KING
All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on February 26, 2026 at 10:00 am.
January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026 26-00122P

--- TAX DEEDS / PUBLIC SALES ---

FOURTH 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 #: 2107363
Year of Issuance: 06/01/2022

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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000274TDAXXX

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

Certificate #: 2104582
Year of Issuance: 06/01/2022

Description of Property:
09-25-17-0020-00500-0120
MOON LAKE NO 2 MB 4 PG 74
LOTS 12 & 13 BLK 5

Name(s) in which assessed:
LEO MOTLEY
ESTATE OF LEO MOTLEY
DECEASED

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

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

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00119P

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/20/2026, at 10:30 a.m., the following property will be sold at public auction pursuant to FS. 715.109: A 1983 HOPC Park Trailer bearing vehicle identification number 1HY-211P22D1001537, and all personal items located inside the Park Trailer. Last Tenant: Beverly Stanford Temples; All Unknown Beneficiaries, Successors, Assigns, and Devises of Beverly Stanford Temples; Angelica Temples, as possible Heir; Debora Jean Temples, as possible Heir; Loren Temples, as possible Heir; and Patricia Speights, as possible Heir. Sale to be held at: Sandbar RV Resort, 40703 Stewart Road, Dade City, Florida 33525, Telephone: 352-517-7900.
February 6, 13, 2026 26-00269P

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000290TDAXXX

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

Certificate #: 2104802
Year of Issuance: 06/01/2022

Description of Property:
15-25-17-0100-18200-0360
MOON LAKE ESTATES UNIT 10
PB 5 PGS 128-131 LOTS 36 & 37
BLOCK 182 OR 5214 PG 1270

Name(s) in which assessed:
KENNETH E FORD
REVOCABLE LIVING TRUST
FRANK BROWN III
KENNETH E FORD REV LIV
TRUST

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

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

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00127P

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the BusinessProfessionals 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

FOURTH 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

FOURTH 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

FOURTH INSERTION

Notice of Application for Tax Deed 2025XX000294TDAXXX

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

Certificate #: 2101709
Year of Issuance: 06/01/2022

Description of Property:
14-26-21-0280-00000-0350
WINTERS SUB 3RD ADDITION
PB 9 PG 88 LOT 35 OR 8701 PG
2468

Name(s) in which assessed:
THOMAS R BRYAN

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

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

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00131P

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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:
34-25-16-0000-00500-0041
COM AT NE COR OF LOT 56
CHELSEA PLACE UNIT TWO-
A PB 28 PGS 119-124 TH ALG
NLY EXT OF WLY R/W LINE OF
DAVENPORT DR ALG CV L RAD
275.00 FT CHD N18DEG26'02"W
11.25 FT TH N19DEG36'22"W
175.66 FT TH S70DEG23'38"W
150.00 FT TH N49DEG47'04"W
197.29 FT TH N00DEG23'38"E
275.00 FT TO S BDY OF MITCH-
ELL BLVD PHASE K (PARCEL B
REV) PER OR 1639 PGS 219-222
TH S89 DEG36'22"E 76.53 FT TH
S00DEG 23'38"W 30.04 FT TO
POB TH S89DEG36'22"E 8.00
FT TH S00DEG23'38"W 8.00
FT TH N89DEG36'22"W 8.00
FT TH N00DEG23'38"E 8.00 FT
TO POB A/K/A MONOPOLE AD-
VERTISING DISPLAY OR 3371
PG 1861

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

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

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

January 12, 2026
Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denisse Diaz
Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00130P

FOURTH 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.

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

SECOND 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/ SHELLPORT 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:

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

SECOND 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

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 Plaintiff's 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

SECOND 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-

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 & FLFL2BF483207812, 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

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.:

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

SECOND 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 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

SECOND INSERTION

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

SECOND INSERTION

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

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

Dated this 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

SECOND 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

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. 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, 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 le a claim before the clerk reports the surplus as unclaimed.

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

Dated this 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

SECOND 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

SECOND INSERTION

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

Case #: 2024CA001548CAAXES
DIVISION: JI

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, 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

SECOND 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, 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
Feb. 6, 13, 20, 27, 2026 26-00228P

SECOND 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.

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. 25-010158-1
February 6, 13, 2026 26-00256P