

PASCO COUNTY LEGAL NOTICES

FIRST INSERTION

COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Copperspring Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services, Copperspring Community Development District" (or by email to SCraft@rizzetta.com). Proposals must be received by 12:00 p.m. on March 20, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
February 20, 2026 26-00366P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, February 27, 2026, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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 interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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

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

Sean Craft
District Manager
February 20, 2026 26-00367P

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, February 27, 2026, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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 interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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

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

Sean Craft
District Manager
February 20, 2026 26-00368P

FIRST INSERTION

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental permit application number 935120, from Latham Pool Products, Inc. of 787 Watervliet Shaker Rd Latham, NY 12110. Application received: 02/13/2026. Proposed activity: Expansion of outdoor storage areas for an existing pool manufacturing facility. Expansion of existing stormwater management system. Project Name: Latham Pools Zephyrhills Expansion. Project size: 5.68 total acres. Location: Sections(s) 06 Township 26 South, Range 22 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 20, 2026 26-00399P

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 HelixaLogic located at 12316 Lyon Pine Lane in the City of Odessa, Pasco, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2026
DONALD TATE
February 20, 2026 26-00377P

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 Pink Rabbit Cosmetics located at 16703 Early Riser Ave in the City of Land o lakes, Pasco, FL 34638 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of February, 2026
Uncensored Beauty Studios LLC
February 20, 2026 26-00376P

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 SlapShotTech Studios located at 27251 WESLEY CHAPEL BLVD STE B14 #728 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 17th day of February, 2026
Randolph Mothershed
February 20, 2026 26-00400P

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Daniel Allan McDonald will on March 9, 2026 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

2013 KIA Soul Motor Vehicle,
VIN: KNDJT2A51D7512171,
TITLE: 110144770
And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress St, Tampa, FL 33607,
February 20, 27, 2026 26-00398P

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING FOR 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 the public notice of its intent to promulgate a rule entitled Rule Relating to Overnight Parking and Parking Enforcement. ("Proposed Rule"). The Proposed Rule number is PARKING-2026-1. Prior notice of rule development was published in the Business Observer on February 13, 2026. A public hearing will be conducted by the Board of Supervisors of the District on March 27, 2026, at 10:00 a.m., at Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

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 Proposed Rule includes the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, cerbonec@whhassociates.com, (561) 571-0010.

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. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Cindy Cerbone
District Manager
February 20, 2026 26-00369P

FIRST INSERTION

HOPE INNOVATION DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on March 3, 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 20, 2026 26-00370P

FIRST INSERTION

DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Del Webb River Reserve Community Development District ("District") will hold a Regular Meeting on March 5, 2026 at 11:30 a.m., at Hilton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

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

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

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

District Manager
February 20, 2026 26-00378P

FIRST INSERTION

Abbott Square Community Development District Notice of meeting and public hearing on proposed recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees

The Abbott Square Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees on Monday March 9, 2026 at 5:30 p.m. at the Abbott Square Clubhouse located at 6598 Bar S Bar Trail, Zephyrhills, FL 33541.

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

Access Fob Fee	\$25 per key fob
Patron Rental Rate	\$150
Patron Deposit	\$300
Non-Patron Rental Rates	\$500
Non-Patron Rental Deposit	\$300
Non-Resident Annual User Fee	\$1,800

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

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

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager Alize Aninipot via the email above or via phone at 656-207-2410 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

February 20, 2026 26-00379P

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: MARCH 30 2026: EDDIE AUTO BODY AND COLLISION INC 3732 LAND O LAKES BLVD, LAND O LAKE FL 34639 (813)345-8540 MV97827 2020 KIA 3KPF24AD4LE201649 \$5278.99
February 20, 2026 26-000380P

FIRST INSERTION

FICTITIOUS NAME NOTICE
NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of STAR at the address of 4590 Ulmertown Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes.
SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation
By: /s/ David B. Bennett,
Co-Chief Executive Officer
James N. Powell
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Attorneys for Applicant
Telephone: 727-999-9900
February 20, 2026 26-00381P

FIRST INSERTION

NOTICE TO CREDITORS

RE: ROBERT WILLIAM WHELAN, Deceased
TO: ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT
The above-named Decedent, established a Living Trust, entitled **ROBERT WHELAN LIVING TRUST**, dated **NOVEMBER 4, 2024**, died on **JANUARY 3, 2026**

The name(s) and address(es) of the Trustee(s) is/are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/

or estate) must file their claims with the Trustee listed below **WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

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

The date of the first publication of this Notice is February 20, 2026.

Rebecca Strand, Co-Trustee
2612 Reeds Villa LN. SW
Alexandria, MN 56308

Mary E. Christman, Co-Trustee
8436 Angela Ct.
Zephyrhills, FL 33541

February 20, 27, 2026 26-00391P

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



--- PUBLIC SALES ---

--- ESTATE ---

FIRST INSERTION

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

FAMILY LAW DIVISION
CASE NO.: 2025-DR-003948
 IN RE: THE MATTER OF: FELIPE DE ARMAS, Petitioner/Father, and CHRISTINA MARIE SHAW and RICHARD OMAR GOMEZ Respondents.
 TO: CHRISTINA MARIE SHAW
 Last known Address:
 2758 Missoula St, Kissimmee, FL 34758 (Whereabouts Unknown)
 RICHARD OMAR GOMEZ (Whereabouts Unknown)

YOU ARE NOTIFIED that an action for Petition for Determination of Paternity has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Mark Hankins, Esquire of The Law Firm of Ayo and Iken, PLC, Petitioner's attorney, whose address is 4807 U.S. Highway 19, Suite 202, New Port Richey, FL 34652 on or before 03/23/2026, and file the original with the Clerk of Court, Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654, either before service on Petitioner's attorney or immediately thereafter.

If you fail to do so, a default be entered against you for the relief demanded in the Petition for Dissolution of Marriage.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's Office.

Dated this February 17, 2026.

Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 By: Kaylen Mcmurtcheon
 Deputy Clerk
 Feb. 20, 27; Mar. 6, 13, 2026

FIRST INSERTION

NOTICE OF FORFEITURE COMPLAINT

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025 CA 4091

IN RE: FORFEITURE OF: 2018 NISSAN CARGO VAN, VIN NUMBER 1N6BF0LY7JN802698, 2023 YELLOW UTILITY TRAILER, VIN NUMBER 7PVC2429PD004952, AND SEVEN THOUSAND FOUR HUNDRED SIXTY DOLLARS IN U.S. CURRENCY (\$7,460.00)
 TO: Genevieve Burke Di Giovanni, or her heirs or successors, and No Chance Computer Solutions, Registered Agent Carter Foreman PLLC, and all parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE NOTIFIED that on 1/16/2026, the Florida Gaming Control Commission filed the above styled forfeiture action against the above-described property in the Circuit Court of the SIXTH Judicial Circuit of Florida, in and for PASCO County, which was seized on 12/4/2025, pursuant to a criminal investigation for offenses occurring in PASCO County, Florida. An Order finding probable cause was issued by the Court on January 6, 2026. A copy of the aforementioned Complaint and Order are on file at the Office of the Clerk of the Courts for PASCO County, Florida, and are available for examination during regular business hours.

YOU ARE REQUIRED to serve a copy of your written defenses, if any, to the Complaint and Order finding Probable Cause upon Marc Daniel Taupier, Deputy General Counsel and Chief Gaming Enforcement Legal Advisor for the Florida Gaming Control Commission, whose address is 4070 Esplanade Way, Suite 250, Tallahassee, Florida 32399, and file the Original with the Clerk of Court, PASCO County, Florida. Failure to file and serve such pleadings may result in the entry of a Default pursuant to Florida Rules of Civil Procedure 1.550, and a Final Order of Forfeiture.

This notice shall be published once a week for two (2) consecutive weeks in the Pasco Business Observer.

Marc D. Taupier
 Deputy General Counsel
 4070 Esplanade Way, Suite 250
 Tallahassee, FL 32399
 February 20, 27, 2026 26-00394P

FIRST INSERTION

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

Case No. 26-CP-000215
IN RE: ESTATE OF JAMES ASHLEY FULLER, Deceased.

The administration of the estate of JAMES ASHLEY FULLER, Deceased, whose date of death was January 2, 2026, and whose social security number is XXX-XX-8127, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse Probate Division 7530 Little Road, Suite 105, New Port Richey, FL 34654. The names and addresses of the proposed personal representative and the proposed personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is the 20 day of February, 2026.
Proposed Personal Representative:
SHEILA GAYLE FULLER c/o HOLLOWMAN LAW
 502 North Armenia Avenue
 Tampa, Florida 33606

Attorney for Proposed Personal Representative:
 /s/ Charles M. Holloman II, Esquire
 HOLLOWMAN LAW
 502 North Armenia Avenue
 Tampa, Florida 33609
 Phone: (813) 445-8722;
 Fax: (813) 445-8721,
 Email: ch2@cmhollomanlaw.com.
 February 20, 27, 2026 26-00363P

FIRST INSERTION

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

FILE NO: 2025-CP-000863
IN RE: ESTATE OF DAVID LOUIS PEARL, Deceased.

The administration of the Estate of David Louis Pearl, deceased, whose date of death was 6/3/2024, Case Number 2025-CP-000863, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 20 day of February, 2026.

Co-Personal Representatives:
Francine Underhill
 8968 S. W. 58th Street Road
 Ocala, FL 34481
 Betty Pearl
 Attorney for Personal Representative:
 RACHAEL ALEXANDER, ESQ.
 Florida Bar Number: 1031888
 Counsel for Personal Representative
 Law Office of Elizabeth Devolder,
 PLLC.
 5383 Primrose Lake Circle, Suite C
 Tampa, FL 33647
 (813) 319-4550 (Tel)
 (813) 319-4550 (Tel)
 rachael@elizabethdevolder.com
 casemanager@elizabethdevolder.com
 February 20, 27, 2026 26-00361P

FIRST INSERTION

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

File No. 2026-CP-115

IN RE: ESTATE OF AUDREY STEIGNER AKA AUDREY JEAN STEIGNER Deceased.

The administration of the estate of Audrey Steigener aka Audrey Jean Steigener, deceased, whose date of death was October 17, 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is February 20, 2026.

Harry Thistlewaite
Personal Representative
 1905 Hot Oak Ridge Street
 Las Vegas, NV 89134

Rebecca C. Bell
 Attorney for Personal Representative
 Email address: rebecca@delzercoulter.com
 Florida Bar No. 0223440
 7920 U.S. Highway 19
 Port Richey, FL 34668
 Telephone: (727) 848-3404
 February 20, 27, 2026 26-00360P

FIRST INSERTION

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

Case No.: 26-CP-000204

IN RE: ESTATE OF GAYE FRANCIS OPDYKE, Deceased.

The administration of the estate of Gaye Francis Opdyke, deceased, whose date of death was December 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, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is the 20 day of February, 2026.

Personal Representative:
Susan N. Opdyke
 Attorney for Personal Representative:
 FLORIDA ELDER LAW & LEGACY PLANNING
 /s/ T. Edmund Spinks
 T. Edmund Spinks, Esq.
 Fla Bar No. 0423947
 2801 W. Busch Blvd. Ste 200
 Tampa, FL 33618
 Phn: 813-651-1233
 Email: ed@flellp.com
 February 20, 27, 2026 26-00362P

FIRST INSERTION

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

CASE NO. 2025CA001873CAAXES NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

SUSANNA LYNN FRENCH; UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH; EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.; EPPERSON NORTH TOWNHOMES ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed January 9, 2026 and entered in Case No. 2025CA001873CAAXES, of the Circuit Court of the 6th Judicial Circuit in and for PASCO County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and SUSANNA LYNN FRENCH; UNKNOWN SPOUSE OF SUSANNA LYNN FRENCH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; EPPERSON SOUTH HOMEOWNERS ASSOCIATION, INC.; EPPERSON NORTH TOWNHOMES ASSOCIATION, INC.; are defendants. NIKKI ALVAREZ-SOWLES, ESQ., the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PASCO.REALFORECLOSE.COM, at 11:00 A.M., on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 184, OF EPPERSON NORTH TOWNHOMES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 85, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you the provision of certain assistance. Please contact 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."

Dated this 13th day of February 2026.
 By: /s/ Marc Granger, Esq.
 Bar. No.: 1468701
 Kahane & Associates, P.A.
 1619 NW 136th Avenue,
 Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 25-00666 NML
 February 20, 27, 2026 26-00371P

FIRST INSERTION

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

File No. 25-CP-002107-WS

IN RE: ESTATE OF CORNELL B. DATZKIWSKY, Deceased.

The administration of the estate of Cornell B. Datzkiwsky, deceased, whose date of death was March 10, 2024, 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. 732.2211, 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 20, 2026.

Personal Representative:
Donna Poranski
 21 Taylor Road
 Matawan, New Jersey 07747
 Attorney for Personal Representative:
 Jeffrey A. Herzog, Attorney
 Florida Bar Number: 16089
 LAW OFFICES OF JEFFREY A. HERZOG, P.A.
 3106 Alternate US 19
 Palm Harbor, Florida 34683
 Telephone: (727) 789-4000
 Fax: (727) 789-4002
 E-Mail: service@jherzoglaw.com
 Secondary E-Mail:
 probate@jherzoglaw.com
 February 20, 27, 2026 26-00365P

FIRST INSERTION

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

File No. 26-CP-000081-WS

Division J
IN RE: ESTATE OF ASHLEY WILGUS, Deceased.

The administration of the estate of Ashley Wilgus, deceased, whose date of death was August 21, 2024, 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. 732.2211, 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 20, 2026.

Personal Representative:
 /s/ Scott A. Kincaid
Scott A. Kincaid
 5930 Gulf Drive
 New Port Richey, Florida 34652
 Attorney for Personal Representative:
 /s/ Jeffrey A. Herzog
 Jeffrey A. Herzog, Attorney
 Florida Bar Number: 16089
 1805 Cypress Brook Drive, Suite #102
 Trinity, Florida 34655
 Telephone: (727) 789-4000
 Fax: (727) 789-4002
 E-Mail: service@jherzoglaw.com
 Secondary E-Mail:
 vickie@jherzoglaw.com
 February 20, 27, 2026 26-00364P

FIRST INSERTION

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

CASE NO.: 2023-CA-003002 WS

DIVISION: J3/J7

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

JONAH ALEXANDER KAROUNOS AKA JONAH A. KAROUNOS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 2, 2026, and entered in Case No. 2023-CA-003002 WS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida in which U.S. Bank National Association, is the Plaintiff and Jonah Alexander Karounos aka Jonah A. Karounos, Florida Housing Finance Corporation, are defendants, the Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pasco.realforeclose.com, Pasco County, Florida at 11:00 am on the March 19, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 203, COLONIAL HILLS, UNIT SIX, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 9, PAGE 144, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 A/K/A 5145 MANOR DR NEW PORT RICHEY FL 34652

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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 or 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 10 day of February, 2026.

ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService:
 servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida Bar #106621
 IN/22-001432
 February 20, 27, 2026 26-00358P

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2026-CP-000106-CPAXWS
Division probate
IN RE: ESTATE OF
STANLEY P. PLEBAN, JR.
Deceased.

The administration of the estate of Stanley P. Pleban, Jr., deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 20, 2026.

Personal Representative:
Olivia J. Pleban
13602 Arden Dr.
Hudson, Florida 34667
Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA: 12300 US Hwy 19
Hudson, FL 34667
phone:(727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
2nd E-Mail:
webmaster@beilandhay.com
February 20, 27, 2026 26-00390P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. **51-2025-CP-2130-WS**
IN RE: ESTATE OF
MARY EILEEN O'CONNOR
a/k/a MARY E. O'CONNOR
Deceased.

The administration of the estate of Mary Eileen O'Connor a/k/a Mary E. O'Connor, deceased, whose date of death was October 8, 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. 732.2211, 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 20, 2026.

Personal Representative:
Denis O'Connor
8019 Hathaway Dr.
New Port Richey, Florida 34654
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 20, 27, 2026 26-00392P

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PASCO COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.
2025CA001711CAAXWS

ATLANTIC BAY MORTGAGE GROUP, LLC;
Plaintiff, v.
JACQUELINE ELIZABETH ANDENORO, ET.AL;
Defendants

NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated December 18, 2025, the Clerk of the Circuit Court for Pasco County will sell to the highest and best bidder for cash beginning on March 17, 2026, at 11:00 AM via www.pasco.realforeclose.com, the following described property:

LOT SEVENTY-EIGHT (78) OF BAY PARK ESTATES, SAID LOT AND SUBDIVISION BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 10 AT PAGE 88 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 5626 BERLIN 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

FIRST INSERTION

MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Attorneys for Plaintiff
Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954)-644-8704;
Fax (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-02349
February 20, 27, 2026 26-00395P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
2025CA004032CAAXES

PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
OBED PIERRE SOTO, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JANET JONES, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
(RESIDENCE UNKNOWN)

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT I 04, TANGLEWOOD VILLAGE, PHASE 2, AT WILLIAMS-BURG WEST, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 134 THROUGH 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-styled Court on or before March 23rd,

FIRST INSERTION

2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 16th day of February, 2026.

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

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14316FL
February 20, 27, 2026 26-00385P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. **2025CA001252CAAXES**
DIVISION: JI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST,

Plaintiff, vs.
JULIET FLORES VALDES A/K/A JULIET FLORES VALDES F/K/A JULIET GARCIA-VALDES;
UNKNOWN SPOUSE OF JULIET FLORES VALDES A/K/A JULIET FLORES-VALDES F/K/A JULIET GARCIA-VALDES N/K/A JUAN FLORES; MARIA SILVA VALDES A/K/A MARIA S. VALDES A/K/A MARIA VALDES; LUIS ANGEL LEIVA A/K/A LUIS A. LEIVA A/K/A LUIS A. LEYVA; ASBEL CREEK ASSOCIATION, INC.; TBF FINANCIAL, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 4, 2026 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of Court will on MARCH 19, 2026 at 11:00 a.m., offer for sale and sell to public outcry to the highest and best bidder for cash at www.pasco.realforeclose.com the following described property

situated in Pasco County, Florida:
LOT 36, BLOCK E, ASBEL CREEK PHASE FOUR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 136-143, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 9831 Edmon-ton Drive, Land O Lakes, FL 34638

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

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

Dated: February 12, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: servicefl@mtglaw.com
February 20, 27, 2026 26-00382P

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. **2025CA002752CAAXWS**

Freedom Mortgage Corporation,
Plaintiff, vs.
Ashley Perrini a/k/a Ashley Trishelle Perrini f/k/a Ashley Martinez, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA002752CAAXWS of the Circuit Court of the SIXTH Judicial Circuit, in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Ashley Perrini a/k/a Ashley Trishelle Perrini f/k/a Ashley Martinez ; Edwin Martinez a/k/a Edwin Wilson Martinez; United States of America on behalf of the Secretary of Housing and Urban Development 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 6th day of April, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 62, ALOHA GARDENS UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 115 AND 116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
TAX ID:
30-26-16-0270-00000-0620

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.

FIRST INSERTION

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) 847-8028 (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 17th 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
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
February 20, 27, 2026 26-00397P

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PASCO
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. **2024CA003084CAAXES**

PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JADY MARIE MUNIZ A/K/A JADY MUNIZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 09, 2026 in Civil Case No. 2024CA003084CAAXES of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pasco County, Dade City, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Jady Marie Muniz a/k/a Jady Muniz, et al., are Defendants, the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell to the highest and best bidder for cash electronically at www.pasco.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of March, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Block 15, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Pages 129 through 139, of the Public Records of Pasco County,

FIRST INSERTION

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
24-10626FL
February 20, 27, 2026 26-00386P

Lot 1, Block 15, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, Pages 129 through 139, of the Public Records of Pasco County,

Lot 83, Crestview Hills, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 124 through 129, inclusive, of the Public Records of Pasco County, Florida.
Property Address: 7553 Weehawken Drive, Zephyrhills, FL 33540
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

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2024CA000268CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF, VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY FERRO (DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY FERRO (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
6500 Parkside Drive, New Port Richey, FL 34653

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

A PORTION OF TRACTS 15 AND 16, LAKEWOOD RANCHES UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGES 12, 13 AND 14, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WESTERLY CORNER OF LOT 17 OF SAID LAKEWOOD RANCHES UNIT TWO; THENCE 28.26 FEET ALONG THE ARC OF A 284.90 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 28.25 FEET WHICH BEARS NORTH 70 DEGREES 45 MINUTES 25 SECONDS WEST; THENCE 75.11 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 66.69 FEET WHICH BEARS NORTH 65 DEGREES 09 MINUTES 51 SECONDS WEST; THENCE 195.10 FEET ALONG THE ARC OF A 227.34 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, SUBTENDED

BY A CHORD DISTANCE OF 189.17 FEET WHICH BEARS NORTH 32 DEGREES 09 MINUTES 39.5 SECONDS WEST; THENCE SOUTH 78 DEGREES 25 MINUTES 52 SECONDS EAST 223.67 FEET; THENCE SOUTH 11 DEGREES 34 MINUTES 56 SECONDS WEST, 155.81 FEET TO THE POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before MARCH 23RD, 2026 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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 Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 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.

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.

Date: February 13, 2026

Clerk of the Circuit Court
Nikki Alvarez-Sowles
(SEAL) By: /s/ Haley Joyner
Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC
Attorneys for Plaintiff
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #: 23-002163

February 20, 27, 2026 26-00373P

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.
2025CA000902CAAXWS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
JAY N. HUNT AND LINDA MISTLER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 08, 2026, and entered in 2025CA000902CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and JAY N. HUNT; LINDA MISTLER are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 299 OF THE UNRECORDED PLAT OF PALM TERRACE ESTATES UNIT EIGHT, A PORTION OF TRACT 17 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 204 OF PALM TERRACE ESTATES UNIT SEVEN AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 41, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY EXTENSION OF THE SOUTH

LINE OF SAID LOT 204, S 89 DEG. 30'03" E, A DISTANCE OF 437.07 FEET FOR A POINT OF BEGINNING; THENCE N 00 DEG. 14'53" W, A DISTANCE OF 84 FEET TO THE POINT OF BEGINNING THE WEST 8 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES.
Property Address: 10835 STAMFORD 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Boca Raton FL No. 0058248
Communication Email: dsalem@raslg.com
24-241336 - MiM
February 20, 27, 2026 26-00402P

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.
2019CA003141CAAXWS
QUICKEN LOANS INC.,
Plaintiff, vs.
DONALD KEITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 10, 2020, and entered in 2019CA003141CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein QUICKEN LOANS INC. is the Plaintiff and DONALD KEITH are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 46, CRANE'S ROOST SUBDIVISION UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Property Address: 8427 CRANES ROOST DR, NEW PORT RICHEY, FL 34654

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025-CA-001469
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
QUENTIN KRAMER, 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 1024, Buena Vista Melody Manor Addition, according to the Plat thereof, recorded in Plat Book 8, Page(s) 111, of the Public Records of Pasco County, Florida.
Property Address: 4031 Chesswood 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.

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY

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

CASE NO.: 2025CA000275CAAXWS
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DANIEL A. MARTELL; et al
Defendants.

TO: UNKNOWN HEIRS OF NANCY MARTELL A/K/A NANCY WEDDON; 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668

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

LOT 79, WEST PORT SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Also known as 6311 WESTPORT DRIVE, PORT RICHEY, FL 34668
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before March 23rd, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter;

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
19-369003 - NaP
February 20, 27, 2026 26-00401P

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.
51-2026-CP-000102-CPAXWS
Division probate
IN RE: ESTATE OF LAURIE JEAN WAHNER Deceased.

The administration of the estate of Laurie Jean Wahner, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 20, 2026.

Personal Representative:

Wayne L. Wollerman
8000 Greenside Ln.

Hudson, Florida 34667

Attorney for Personal Representative:
Eugene L. Beil, Esq., Attorney
Florida Bar Number: 343633
BEIL & HAY PA; 12300 US Hwy 19
Hudson, FL 34667
phone: (727) 868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com

February 20, 27, 2026 26-00389P

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.:
2025CA000302CAAXES
METROPOLITAN LIFE INSURANCE COMPANY,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ISIDRO A. BERNABE A/K/A ISIDRO BERNABE, et al.,
Defendants.

TO: Evelyn Lebron Miguez
1209 Molokai Dr.
Fort Mill, SC 29708
Evelyn Lebron Miguez
7451 Trovita Road
Land O Lakes, FL 34637
Unknown Successor Trustee of the Isidro A. Bernabe Revocable Trust
7451 Trovita Road
Land O Lakes, FL 34637

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

Lot 1, Block AB, GROVES-PHASE IA, according to the map or plat thereof as recorded in Plat Book 39, Page 120-150, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.

Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. DUE ON OR BEFORE MARCH 23RD, 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 13, 2026

Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
February 20, 27, 2026 26-00375P

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

Case No. 51-2022CA002148WS
Honorable Judge: Mansfield, Declan
PLANET HOME LENDING, LLC
Plaintiff, vs.
MELISSA KENYON; UNKNOWN SPOUSE OF MELISSA KENYON; THRIVE MORTGAGE, LLC;
UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: MELISSA KENYON and UNKNOWN SPOUSE OF MELISSA KENYON

Last Known Address: 6702 SANDRA DRIVE, PORT RICHEY, FL 34668
YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 6702 SANDRA DRIVE, PORT RICHEY, FL 34668 and more particularly described as follows:

LOT 46, BROWN ACRES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 139, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
APN No.
09-25-16-0030-00000-0460
COMMONLY KNOWN AS: 6702 Sandra Dr, Port Richey, FL 34668
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew T.

Wasinger, Esquire, the Plaintiffs attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before MARCH 23RD, 2026, or not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this 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.

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

DATED ON February 12, 2026.

Nikki Alvarez-Sowle, ESQ.s
PASCO COUNTY Clerk of the Circuit
Cour & County Comptroller
By: Haley Joyner
As Deputy Clerk
February 20, 27, 2026 26-00359P

February 20, 27, 2026 26-00387P

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF MINERAL INTERESTS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 CIVIL DIVISION
 Case No.: **2025CA000058CAAXES**
4G RANCH, LLC, a Florida limited liability company
 Plaintiff, v.
ASSOCIATED INVESTORS, INC., a Florida corporation; **GEORGE OTTO POTTBURG;** **GEORGE YOOMAN** also known as **GEORGE W. YOEMAN;** **A.E. BURGIN;** **ROY H. LAIRD;** **HAROLD VANCE;** **FLORIDA SERVICE CORPORATION, INC. OF LIVE OAK,** ALSO KNOWN AS, **THE FLORIDA SERVICE CORPORATION OF LIVE OAK;** **JOHN W. OLVEY, JR.;** **L.W. WADSWORTH;** **J.E.B. BOONE;** **RICHARD SMITH;** **R.V. HODGE;** **B.E. QUINN, SR.;** **B.E. QUINN, JR.;** **H.J. STRIEF;** **JAMES A. DORSEY;** **R.J. FULLER;** **MYER A. RABINOWITZ;** **B.L. WOOLLEY;** **G.L. GILBERT;** **D.C. LATIMER;** **TIP RAY;** **L.L. WILLIAMS;** **NEIL MASTERSON, JR** also known as **NEILL MASTERSON, JR.;** **SOL BRONSTEIN;** **DABNEY COMPANY,** a partnership; **IVY T. RABINOWITZ, INDIVIDUALLY AND AS TRUSTEE;** **M.A. GENARO;** **GEORGE L. DABLY;** **R.G. STOREY & SONS;** **JACK C. BURLESON;** **JOHN K. KEYES;** **REUBEN BROOKS;** **DR. A.H. MCBOY;** **EMMETTE F. GATHRIGHT;** **J.N. FAGIN;** **C.B. FAGIN;** **J.A. FAGIN;** **RUTH OLVEY WADSWORTH;** **PHILIP B. BERRY;** **NORTH CENTRAL OIL CORPORATION,** a Delaware corporation; **RUDMAN RESOURCES, INC.,** a Texas corporation; **RUTH FALK BERRY;** **ARDEN A. ANDERSON;** **PAT R. JEFFREYS,** TRUSTEE; **HAYWOOD HANNA, JR.;** **ROBERT S. DIX;** **E.G. STONE** and **MARYANN STONE** also known as **RUTH R. STONE;** **HAYWOOD HANNA, JR.** and **JULIA B. HANNA,** husband and wife; **HAROLD M. WARD** and **MARGARET C. WARD,** husband and wife; **HAROLD M. WARD, AS TRUSTEE FOR ELAINE C. WARD,** **HAROLD C. WARD** and **THOMAS G. WARD;** **HARRY C. TEAGUE** and **NELL R. TEAGUE,** husband and wife; **PLAZA PARK, INC.,** an involuntarily dissolved Florida corporation; **LISA SUZANNE HALE,** formerly known as **LISA SUZANNE TEAGUE;** **BETTY ANN WILLIAMS SEYMOUR;** **THOMAS**

COLEY WILLIAMS; **MARY SUE POE BUTLER;** **SHARON KAY WILLIAMS CANNON;** **GENEVIEVE E. CROOKS;** **PATRICIA LAWRENCE;** **MELBA DIX;** **MAURINE GENECOV MUNTZ;** **DAN MCKENZIE;** **WILLIAM L. BALDWIN;** **MARY L. ALBRIGHT;** **JONATHAN B. WEAVER;** **FRANCIS G. BALDWIN III;** **ALRIC C.T. POTTBURG,** TRUSTEE OF **THE OTTO POTTBURG TRUST;** **M.B. RUDMAN;** **JAMES LILLY,** TRUSTEE; **BEN E. SUTTON** and **ELIZABETH T. SUTTON;** **ALRIC C.T. POTTBURG AND NCBN NATIONAL BANK OF FLORIDA,** TRUSTEES OF **THE OTTO POTTBURG TRUST;** **MOODY H. DAVIS** and **PATRICIA H. DAVIS,** husband and wife; **THOMAS G. THOMPSON;** **WILLIAM C. BAGBY;** **CARMEN FULTON BAGBY;** **SARAH CHAPMAN BAGBY HILL;** **CHARLES BARROW HILL;** **ROY T. ANDERSON,** TRUSTEE OF **THE ROY T. ANDERSON TRUST U/A DATED DECEMBER 5, 1989;** **NEW GENERATION PETROLEUM GP, LLC,** a Texas limited liability company; **RUTH FALK BERRY REVOCABLE TRUST;** **PHILIP B. BERRY MANAGEMENT TRUST A;** **FROST BANK,** as Custodian for **RABINOWITZ SECURITY TRUST AGENCY;** **FROST BANK,** as Custodian for **IVY RABINOWITZ GST AGENCY JUDITH TYCHER GENERATION SKIPPNG TRUST;** **BRIAN SPITZ,** TRUSTEE OF **THE JUDITH TYCHER/LAURIE SPITZ GST TRUST;** **THE FROST NATIONAL BANK,** TRUSTEE OF **THE JUDITH TYCHER/TAMMY RIVERA GST TRUST;** **THE FROST BANK,** TRUSTEE OF **THE JUDITH TYCHER/PENNEY HARDY TYCHER GST TRUST;** **MYERS OIL COMPANY LLC;** **BLAIR BAX ENERGY, LLC,** a Texas limited liability company; **BAXSTO, LLC,** a Texas limited liability company; **BUFFY ENERGY, LLC,** a Texas limited liability company; **E3 LAND & MINERALS, LLC,** a Texas limited liability company; if alive and if dead, their respective unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against the above Defendants, Defendants.
 NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Partition of Mineral Interests entered on February 12, 2026, in the cause pending in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco

County, Florida, Civil Action Number 2025CA000058CAAXES, the undersigned Clerk will sell the subsurface oil, gas, hydrocarbon and other mineral rights, including royalties (collectively, the "Mineral Interests") on the Property situated in Pasco County, Florida, described as:
 SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,
 EXHIBIT A
 Legal Description
 The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:
PARCEL 1
 All of Section 31, Township 24 South, Range 19 East; All of Section 6, Township 25 South, Range 19 East; All of Section 7, Township 25 South, Range 19 East; North of State Road 52, the West 1/2 of Section 8, Township 25 South, Range 19 East, North of State Road 52, all lying and being in Pasco County, Florida.
PARCEL 2
 Lands lying in Sections 1, 2, 11, and 17, Township 25 South, Range 18 East, Pasco County, Florida, more particularly described as follows: Begin at the Southwest corner of the Northwest quarter of Section 1, Township 25 South, Range 18 East as established in the plat of PASCO TRAILS UNIT ONE, Plat Book 14, Pages 40-43, Public Records of Pasco County, Florida; proceed thence N. 27°40'21" E, 1050.44 feet; thence on a curve to the right, radius 70.00 feet, arc 62.01 feet chord 60.00 feet, chord bearing N. 41°14'18" W.; thence S. 74°08'19" W., 853.76 feet; thence NORTH, 1562.40 feet; thence S. 89°44'26" E., 366.00 feet; thence N. 89°57'46" E., 5309.89 feet; thence S 00°06'34" E., 7627.87 feet; thence S. 00°05'59" E., 1051.79 feet to the North Right-of-Way line of State Road 52; thence westerly along said North Right-of-Way line, the following courses: N. 84°50'00" W., 504.85 feet; thence on a curve to the right, radius 3769.72 feet, arc 811.46 feet, chord 809.89 feet, chord bearing N. 78°40'00" W.; thence N. 72°30'00" W., 2478.25 feet; thence N. 17°30'00" E., 10.00 feet; thence N. 72°30'00" W., 135.21 feet; thence on a curve to the left, radius 1970.08 feet, arc 520.53 feet, chord 519.01, chord bearing N. 80°04'10" W.; thence S. 02°21'41" W., 10.00 feet; thence N. 87°38'19" W., 1029.78 feet; thence, leaving the North Right-of-Way lines of State Road 52, N. 02°21'41"

E., 355.00 feet; thence on a curve to the left, radius 511.97 feet, arc 218.28 feet, chord 216.63 feet, chord bearing N. 09°51'10" W.; thence N. 22°04'00" W., 126.94 feet; thence on a curve to the right, radius 201.84 feet, arc 152.58 feet, chord 148.98 feet, chord bearing N. 00°24'35" W.; thence N. 21°14'51" E., 48.24 feet; thence N. 13°52'54" E., 80.00 feet; thence on a curve to the right, radius 310.00 feet, arc 363.29 feet, chord 342.86 feet, chord bearing N. 42°32'44" W.; thence N. 08°58'21" W., 622.62 feet; thence N. 53°36'56" E., 325.65 feet; thence on a curve to the right, radius 419.35 feet, arc 117.35 feet, chord 116.97 feet, chord bearing N. 61°37'56" E.; thence on a curve to the left, radius 259.60 feet, arc 144.68 feet, chord 142.82 feet, chord bearing N. 53°40'56" E.; thence N. 37°42'56" E., a distance of 41.49 feet; thence on a curve to the right radius 133.58 feet, arc 37.06 feet, chord 36.95 feet, chord bearing N. 45°39'56" E.; thence on a curve to the right, radius 253.70 feet, arc 21.99 feet, chord 21.99 feet, chord bearing N. 56°06'01" E.; thence N. 05°11'40" W., 86.94 feet; thence N. 67°12'26" E., a distance of 69.48 feet; thence on a curve to the left, radius 648.37 feet, arc 118.35 feet, chord 118.18 feet, chord bearing N. 61°58'42" E.; thence on a curve to the left, radius 199.57 feet, arc 102.64 feet, chord 101.51 feet, chord bearing N. 42°00'56" E.; thence on a curve to the right, radius 189.71 feet, arc 87.19 feet, chord 86.43 feet, chord bearing N. 40°26'56" E.; thence N. 53°36'56" E., 194.02 feet; thence on a curve to the left, radius 916.96 feet, arc 633.43 feet, chord 620.91 feet, chord bearing N. 33°49'33" E.; thence on a curve to the right, radius 740.00 feet, arc 40.97 feet, chord 40.96 feet, chord bearing N. 15°37'19" E.; thence N. 15°37'19" E., 40.96 feet; thence N. 89°50'07" W., 386.77 feet; thence N. 09°47'58" E., 1434.02 feet; thence N. 00°09'53" E., 625.00 feet to a point on the East-West Centerline of Section 1, Township 25 South, Range 18 East; thence N. 89°50'07" W., 835.63 feet, along said East-West centerline, to the S.W. corner of the N.W. 1/4 of Section 1, Township 25 South, Range 18 East and the POINT OF BEGINNING.
 LESS
 A parcel of land lying in Sections 11 and 12, Township 25 South, Range 18 East, Pasco County, Florida all lying East of PASCO TRAILS UNIT ONE as recorded in Plat

Book 14, Pages 40-43, explicitly described as follows: Commence at the Southeast corner of said PASCO TRAILS UNIT ONE the same being the intersection of the East Right-of-Way line of Pasco Trails Blvd. and the North Right-of-Way line of State Road 52, thence N. 02°21'41" E., a distance of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeastly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usual form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52.
 at public sale, to the highest and best bidder for cash on April 8, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.
 NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.
 Leonard H. Johnson, Esquire / FNB 319961
 Sheada Madani, Esquire / FBN 10567
 JOHNSON POPE BOKOR RUPPEL & BURNS LLP
 400 North Ashley Drive,
 Suite 3100
 Tampa, Florida 33602
 Telephone: (813) 2250-2500
 Primary: lenj@jpfirm.com
 Secondary: sheadam@jpfirm.com
 Attorneys for Plaintiff
 www.jpfirm.com
 February 20, 27, 2026 26-00384P

of 355.00 feet; to the beginning of a curve concave Southwesterly having a radius of 511.97 feet and a central angle of 24°25'41"; thence on the arc of said curve a distance of 218.28 feet, said arc subtended by a chord which bears N. 09°51'10" W. a distance of 216.63 feet; thence N. 22°04'00" W., a distance of 126.94 feet; to the beginning of a curve concave Northeastly having a radius of 201.84 feet and a central angle of 12°40'00"; thence on the arc of said curve a distance of 44.62 feet, said arc subtended by a chord which bears N. 15°44'02" W. a distance of 44.53 feet to a point on the curve and the POINT OF TERMINUS. In usual form the side lines should be shortened or lengthened to meet at all angle points and begin at the North line of State Road 52.
 at public sale, to the highest and best bidder for cash on April 8, 2026 at 11:00 a.m., in the following location: in person, at a live sale conducted by the Clerk of the Circuit Court for Pasco County, at the South entrance of the Pasco County Courthouse, 38053 Live Oak Avenue, Dade City, Florida 33523-3894.
 NOTICE: ANY PERSON, OTHER THAN THE OWNER(S) OF THE MINERAL RIGHTS ON THE PROPERTY AS OF THE DATE OF THE LIS PENDENS, CLAIMING AN INTEREST IN OR TO ANY SURPLUS FUNDS RESULTING FROM THE SALE CONTEMPLATED HEREIN, IF ANY, MUST FILE A CLAIM WITH THE CLERK OF THE CIRCUIT COURT WITHIN SIXTY (60) DAYS AFTER THE DATE OF THE SALE.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 7530 Little Road, Port Richey, FL 34654, (727) 847-8135, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.
 Leonard H. Johnson, Esquire / FNB 319961
 Sheada Madani, Esquire / FBN 10567
 JOHNSON POPE BOKOR RUPPEL & BURNS LLP
 400 North Ashley Drive,
 Suite 3100
 Tampa, Florida 33602
 Telephone: (813) 2250-2500
 Primary: lenj@jpfirm.com
 Secondary: sheadam@jpfirm.com
 Attorneys for Plaintiff
 www.jpfirm.com
 February 20, 27, 2026 26-00384P

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
 Case No.: **2025CA003784CAAXWS**
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
 Plaintiff, v.
COLT CASTILLO; **UNKNOWN SPOUSE OF COLT CASTILLO;** **JACQUELINE CASTILLO;** **UNKNOWN SPOUSE OF JACQUELINE CASTILLO;** **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):
COLT CASTILLO
 (LAST KNOWN ADDRESS)
 9825 STEPHENSON DR
 NEW PORT RICHEY FL 34655
UNKNOWN SPOUSE OF COLT CASTILLO
 (RESIDENCE UNKNOWN)
JACQUELINE CASTILLO
 (LAST KNOWN ADDRESS)
 6618 CROSSBOW LANE
 NEW PORT RICHEY FL 34653
UNKNOWN SPOUSE OF JACQUELINE CASTILLO
 (RESIDENCE UNKNOWN)
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 THE SOUTH 1/2 0'1' LOT 73, JASMINE HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 56 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS

OF PASCO COUNTY, FLORIDA. a/k/a 6618 CROSSBOW LANE, NEW PORT RICHEY, FL 34655
 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 23RD, 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 13, 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
 25-00666
 February 20, 27, 2026 26-00372P

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA003148CAAXWS
LAKEVIEW LOAN SERVICING, LLC,
 Plaintiff, v.
DAMION COLMENARES, et al.,
Defendants.
 TO: Damion Colmenares
 6213 11th Avenue
 New Port Richey, FL 34653
 Damion Colmenares
 109 E Easy St.
 Fort Pierce, FL 34982
 Damion Colmenares
 15802 Spring Crest Cir.
 Tampa, FL 33624
NOTICE OF ACTION
 Unknown Spouse of Damion Colmenares
 6213 11th Avenue
 New Port Richey, FL 34653
 Unknown Spouse of Damion Colmenares
 109 E Easy St.
 Fort Pierce, FL 34982
 Unknown Spouse of Damion Colmenares
 15802 Spring Crest Cir.
 Tampa, FL 33624
 Unknown Paity in Possession I
 6213 11th Avenue
 New Port Richey, FL 34653
 Unknown Party in Possession 2
 6213 11th Avenue
 New Port Richey FL 34653
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida:
 Lot 523, HOLIDAY GARDENS EST A TES-UNIT THREE, according to the map or plat thereof as recorded in Plat Book 11,

Page 113, 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 23RD, 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 13, 2026
 Nikki Alvarez-Sowles
 Pasco County Clerk & Comptroller
 Deputy Clerk: Haley Joyner
 Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave,
 Suite 430,
 Winter Park, FL 32789
 February 20, 27, 2026 26-00374P

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. 2025CA002604CAAXES
LAKEVIEW LOAN SERVICING, LLC,
 Plaintiff, vs.
ALFREDO E. ARRIETA, MIRTA E. REY PRIETO, AND CARMEN ISABEL MIRANDA, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2026, and entered in 2025CA002604CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ALFREDO E. ARRIETA; CARMEN ISABEL MIRANDA; MIRTA E. REY PRIETO; UNKNOWN SPOUSE OF CARMEN ISABEL MIRANDA; SUNNOVA SLA MANAGEMENT, LLC; HIDDEN CREEK OAKS HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 AM, on March 09, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 54, HIDDEN CREEK PHASE 1 AND 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE(S) 119 THROUGH 131, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 Property Address: 35657 BUT-TONWEED TRL, ZEPHYRHILLS, FL 33541

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.2411 (voice) in New Port Richey, 727.847.8028 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
 Dated this 17 day of February, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 25-328488 - RyM
 February 20, 27, 2026 26-00403P

PUBLISH YOUR LEGAL NOTICE
 Call 941-906-9386 and select the appropriate County name from the menu option
 or email legal@businessobserverfl.com
 Business Observer
 FLORIDA'S NEWSPAPER FOR THE C-SUITE
 February 20, 27, 2026

Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Are there different types of legal notices?

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

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

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

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002061
IN RE: ESTATE OF RAY HENRY YAMBURA, JR., Deceased.

The administration of the estate of Ray Henry Yambura, Jr., deceased, whose date of death was August 21, 2021, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 33656. 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 02/20/2026.

Personal Representative:
Drew Daddono

1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono, Esq.
Attorney
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
February 20, 27, 2026 26-00406P

FIRST INSERTION

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

Case No. 2025CA002391CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CSMC 2021-RPL4

Plaintiff vs. THE ESTATE OF DAVID A. SLINGERLAND; ET.; AL.

Defendants
TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants

c/o Andrew M. Lyons, Esq.
4103 Little Rd
New Port Richey, FL 34655
pleadings@lyonslawgroup.com

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pasco County, Florida regarding the subject property with a legal description, to-wit:

TRACT 24, OF THE UNRECORDED PLAT OF GRAY'S HIGHLAND SUBDIVISION, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 54'47" ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1,974.84 FEET; THENCE SOUTH 32 DEGREES 50'45" WEST, A DISTANCE OF 540.92 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 32 DEGREES 50'45" WEST A DISTANCE OF 135.00 FEET; THENCE NORTH 64 DEGREES 06'32" WEST A DISTANCE OF 590.00

FEET; THENCE NORTH 50 DEGREES 45'35" WEST A DISTANCE OF 185.71 FEET; THENCE 70 DEGREES 43'40" EAST A DISTANCE OF 791.74 FEET TO THE POINT OF BEGINNING.

ALONG WITH A MOBILE HOME:

Year: 1995
Make: Homes of Merit
Serial#: FLHML P67512429A & FLHMLP67512429B
Title: 69267373 & 69267374

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiffs attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 03/23/2026, and file the original with the clerk of this court at 7530 Little Road - Suite 220, New Port Richey, Florida 34654 either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED on February 18, 2026
Nikki Alvarez-Sowles
CLERK OF THE COURT (SEAL)
Shakira Ramirez Pagan
As Deputy Clerk
February 20, 27, 2026 26-00405P

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (collectively, the "Amenities"), the Epperson North Community Development District (the "District") hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"), Rule No. EN-R0003.

The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates includes Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A copy of the proposed Amenity Rates may be obtained by contacting the District Manager's Office, c/o Vesta Property Services, Inc., 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (407) 872-7608.

Heath Beckett, District Manager
Epperson North Community Development District
February 20, 2026 26-00407P

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. 2025CA004164CAAXWS
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2017-RPLI TRUST, MORTGAGE-BACKED NOTES, SERIES 2017-RPLI, Plaintiff, vs. LYNNE ORTIZ, et. al.

Defendant(s),
TO: LYNNE ORTIZ, UNKNOWN SPOUSE OF LYNNE ORTIZ, 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 2, BLOCK B, WEDGEWOOD VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 150, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/23/2026 (/30 days from Date of First Publica-

tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Pasco County, Florida, this February 18, 2026

NIKKI ALVAREZ-SOWLES
CLERK OF THE CIRCUIT COURT (SEAL) BY: Shakira Ramirez Pagan
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-296852
February 20, 27, 2026 26-00404P

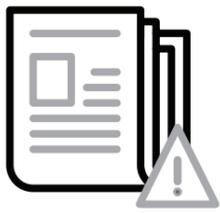
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manateeclerk.com
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sarasotaclerk.com
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- ORANGE COUNTY
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Newsprint is inherently superior to the 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.

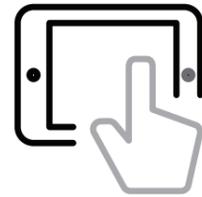
Verifying publication is difficult-to-impossible on the web.

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.

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

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

PUBLISHED LEGAL NOTICE

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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.

Name	Unit
Estate of Pamela V. Sanders	7 & 14
Darin Tellier	8
Thomas E. McCabe	10
Thomas E. McCabe	11
Thomas E. McCabe	12
Thomas E. McCabe	13
Thomas E. McCabe	19
Michael L. DeBoer	20
Thomas E. McCabe	23
February 13, 20, 2026	26-00321P

SECOND 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.
The sale of property will be held at auction and advertised 02/27/26 and ending 03/06/26 online with <https://bid13.com/>
Personal property/goods belonging to individuals listed is located at EZ Mini Storage, 15830 US Highway 19, Hudson, FL 34667.
Contents purchased and refundable cleaning deposit must be paid for at EZ Mini Storage following sale with cash or credit card only. All purchased items are sold as is, where is, and must be removed within 48 hours of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. We reserve the right to refuse any bids.
February 13, 20, 2026 26-00354P

SECOND 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

SECOND 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 TH N86DEG 19' 00"E 2.00 FT TO SW COR OF SAID LOT 87 TH N03DEG 41' 00"W 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

SECOND 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 DESCRIBED AND 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

SECOND 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

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POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- TAX DEEDS / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 SUBJECT 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

SECOND 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

SECOND 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

SECOND 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 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 732.2211. 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:
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

SECOND 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 persons having claims or demands against the 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:
Jerks 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. 279994
 edlatourpleadings@gmail.com
 February 13, 20, 2026 26-00357P

SECOND 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

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 undersigned 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

SECOND 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

SECOND 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

SECOND 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 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 732.2211. 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:
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

SECOND 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 persons having claims or demands against the 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:
Jerks 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. 279994
 edlatourpleadings@gmail.com
 February 13, 20, 2026 26-00357P

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.

LV1823

--- ACTIONS / SALES ---

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. 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 SUBDIVISION, 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 RECORDED IN PLAT BOOK 9, PAGE 123, OF THE PUBLIC RECORDS OF PASCO COUNTY, 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 DISTANCE OF 105 FEET TO THE POINT OF BEGINNING; THE SOUTH 3 FEET THEREOF BE-

ING SUBJECT TO AN EASEMENT FOR UTILITIES.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before MARCH 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pasco County, Florida, this February 10, 2026

CLERK OF THE CIRCUIT COURT (SEAL) BY: Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
2025CA003905CAAXWS
Deputy Clerk: Haley Joyner
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-355335
February 13, 20, 2026 26-00341P

SECOND 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, GRANTEEES, 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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ALICE LINK, DECEASED, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ALICE LINK, DECEASED
CURRENT RESIDENCE UNKNOWN

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

LOT 19, BLOCK 13, GRAND OAKS PHASE 2, UNITS 6 AND 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 113 THROUGH 118, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

commonly known as 25400 GEDDY DR, LAND O LAKES, FL 34639 has been filed against you and you are required to serve a copy of your written 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 before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request 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 Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: 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 Joyner

David 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

SECOND INSERTION

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

FLORIDA
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, GRANTEEES, 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 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 January 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, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL CORBETT SR., UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANT-EEES, ASSIGNEES, LIENORS, CREDITORS, 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 property as set forth in said Uniform Final Judgment of Foreclosure, to wit: LOT 2318, EMBASSY HILLS, UNIT NINETEEN; ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 - 88, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Property Address: 7421 Sandalwood Drive, Port Richey, FL 34668
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE 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 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.

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

SECOND 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 COMPANY, Plaintiff, vs.

RICHARD PAUL KIM AKA RICHARD P. KIM, et al., Defendants

TO: RICHARD PAUL KIM AKA RICHARD P. KIM
10407 LA VENDER ASTER TRAIL, SAN ANTONIO, FL 33578
UNKNOWN SPOUSE OF RICHARD PAUL KIM AKA RICHARD P. KIM
10407 LAVENDER ASTER TRAIL, SAN ANTONIO, FL 33578
AND 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 RECORDED IN PLAT BOOK 89, PAGE 117, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite

700, 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 before 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 participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at PUBLIC INFORMATION DEPARTMENT, PASCO COUNTY GOVERNMENT CENTER, 7530 LITTLE ROAD, NEW PORT RICHEY, FL 34654, 727-847-8110. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this February 6, 2026

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

Greenspoon 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

THIRD 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 NW Corporate Boulevard,
Suite 305W
Boca Raton, FL 33431
servicesmandel@gmail.com
Feb. 6, 13, 20, 27, 2026 26-00228P

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN 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. Hoffer a/k/a Kirk Hoffer; Unknown Spouse of Kirk W. Hoffer a/k/a Kirk Hoffer; 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. Hoffer a/k/a Kirk Hoffer; 10612 Shady Drive, Hudson, FL 34669

Residence 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 foreclose a mortgage on the following real property, lying and being and situated in Pasco County, Florida, more particularly described as follows:

TRACT 45, OF THE UNRECORDED PLAT OF OAKWOOD 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, PASCO COUNTY, FLORIDA: THE NORTH 25 FEET THEREOF

BEING SUBJECT TO AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY AND/OR UTILITIES. TOGETHER WITH 1995 BROOKLYN TRAILER DOUBLE WIDE MOBILE HOME ID#2G610735HA AND 2G610735HB LOCATED THEREON. WHICH HOME, BY INTENTION OF THE PARTIES AND UPON RETIREMENT OF THE CERTIFICATE OF TITLE SHALL CONSTITUTE A PART OF THE REALTY 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 Raton, 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 immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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



Who benefits from legal notices?

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 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

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.:
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 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 Plaintiff's 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-Sowles, 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 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

SECOND 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

SECOND INSERTION

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, FORT 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:
ftrealprop@kelleykronenberg.com
File No: 2390.000731
February 13, 20, 2026 26-00313P

-- ESTATE --

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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. 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

SECOND 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

02/20/26